

ATTACHMENT C
Public Participation
Meeting



LLR Architects Inc.

VIRTUAL COMMUNITY MEETING:

Our firm represents Great Partners Investments, LLC who is developing a multi-family project at 2032 Jefferson Street in Hollywood, FL. On behalf of my client we would like to invite you to attend a Virtual Community Meeting to share our vision for this site.

Owner:

Great Partners Investments, LLC

1990 NE 163rd St Suite 209

North Miami Beach, FL 33162

Project address:

2032 Jefferson Street

Hollywood, FL 33020

FILE NUMBER: 23-DP-72

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on 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: Thursday April 4, 2024 at 6:00 PM

FOR FURTHER INFORMATION CONTACT: hello@llrarchitectsinc.com

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

Link to Join Zoom Meeting:

<https://us02web.zoom.us/j/81819508126?pwd=M05GTFNieEd0S0V2SkNyOUhuR3JHZz09>

Meeting ID: **818 1950 8126**

Passcode: **466237**

9000 Sheridan Street-Suite 158
Pembroke Pines, FL 33024

(work) 954-862-2248
e-mail: llarosa@larosaarchitects.com



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

March 19, 2024

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

Re: Property owners within 500 feet of:

SUBJECT: 2032 Jefferson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 01 0320

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 3/14/2024.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant and the site was posted on 3/19/2024.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **128, 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)

CHARTIER, CHARLES
ROCHETTE, BARBRA
4025 FORGUES ST
ST-HUBERT QC J3Y 2P4
CANADA

IANNITTO, C & IANNITTO, M
145 BLVD BOUCHARD #305
DORVAL QC H9S 0B2
CANADA

1956 ADAMS REALTY LLC
550 OCEAN BLVD
GOLDEN BEACH, FL 33160

2021 JEFFERSON ST LLC
720 E PALISADE AVE #105
ENGLEWOOD, NJ 07632

2033 HOLLYWOOD LLC
14721 SW 21 ST
DAVIE, FL 33325

2035 JEFFERSON ST HOLLYWOOD TR
SCHULZE, I TRSTEE
210 N TUBB ST PO BOX 1085
OAKLAND, FL 34760

2107 ADAMS STREET CORP
720 S DIXIE HWY
HOLLYWOOD, FL 33020

2206 FILLMORE STREET LLC
JEFFERSON PROPERTY 18 LLC
3301 NE 183 ST UNIT 2007
AVENTURA, FL 33160

428 SW 6TH STREET LLC
1920 S OCEAN DR #7D
HALLANDALE BEACH, FL 33009

720 DIXIE LLC
709 NW 100 TER
PLANTATION, FL 33324

721-723 SOUTH 21ST AVE LLC
731 ROUTE 18 SOUTH
EAST BRUNSWICK, NJ 08816

801-803 SOUTH 21 AVE LLC
3001 S OCEAN DR STE 525
HOLLYWOOD, FL 33019

ABUGA PROPERTIES LLC
1055 S FEDERAL HWY
HOLLYWOOD, FL 33020

AGONAS LLC
21500 BISCAYNE BLVD #401
AVENTURA, FL 33180

ARELLANO, GIOVANNA JIFKINS
92 SW 3 ST #508
MIAMI, FL 33130

B&M LUXE PROPERTY LLC
715 S 21 AVE
HOLLYWOOD, FL 33020

BEST APARTMENTS FLORIDA LLC
13499 BISCAYNE BLVD STE CU-T3
NORTH MIAMI, FL 33181

BETYS & SONS LLC
2945 NE 185 ST STE 1410
AVENTURA, FL 33180

BFR HOLDINGS LLC
3029 NE 188 ST #704
AVENTURA, FL 33180

BLUE UNIVERSAL SYSTEM LLC
111 SE 3 AVE APT 202
DANIA BEACH, FL 33004

BOHADANAH, ELI
3950 SW 6 ST
FORT LAUDERDALE, FL 33312

BOUSEMAAN FAM TR
BOUSEMAAN, JOSEPH TRSTEE
4500 TAYLOR ST
HOLLYWOOD, FL 33021

CAMPBELL, PATRICK & NATASHA
414 FIRESTONE DR
SILVER SPRING, MD 20905

CARABALLO, FIORELLA
600 THREE ISLANDS BLVD APT 1504
HALLANDALE BEACH, FL 33009

CARI-GRAPH CORP
713 S 21 AVE
HOLLYWOOD, FL 33020

CASUAL INTEREST INC
PO BOX 1269
BUNNELL, FL 32110

CHAZUT, OFIR
1941 NE 188 ST
MIAMI, FL 33179

CHIHUAHUA NEST
92 SW 3 ST UNIT 508
MIAMI, FL 33130

CINTRON, JOHN
5921 SW 16 ST
PLANTATION, FL 33317

COHEN, DAVID
6414 FRANRIVERS AVE
WEST HILLS, CA 91307

COLANER, JOSEPH A
PO BOX 480021
FORT LAUDERDALE, FL 33348

CORMIC ONE LLC
3600 SW 19 ST
MIAMI, FL 33145

COTTERELL, SAMORA
2198 SW 151 AVE
MIRAMAR, FL 33027

CREED, ROBERT F & BRANDY E
817 HARRISON ST
HOLLYWOOD, FL 33019

CRUMRINE, MICHAEL
MICHAEL CRUMRINE REV TR
2005 JEFFERSON ST #301
HOLLYWOOD, FL 33020

DAWKINS, BEKO J
5642 TYLER ST # R
HOLLYWOOD, FL 33021

DML REALTY ENTERPRISES LLC
215-43 JAMAICA AVE
QUEENS VILLAGE, NY 11428

DOME 1903 LLC
215 SE 3 AVE #502B
HALLANDALE BEACH, FL 33009

DOS SANTOS, MARIA DE LOURDES
145 NW 196 ST
MIAMI GARDENS, FL 33169

E & D BROTHERS GROUP 2 LLC
5430 SW 25 AVE
FORT LAUDERDALE, FL 33312

E N CENTER LLC
815 S 21 AVE #835
HOLLYWOOD, FL 33020

EHRREICH, BILL
MEAD, JOHANNA
1242 BUCHANAN ST
HOLLYWOOD, FL 33019

EPEGA, TITILOLA
2015 MADISON ST #202
HOLLYWOOD, FL 33020

ESPINOZA, GIOVANNI
FLORMAN, EMMA P
526 DAHILL RD APT A4
BROOKLYN, NY 11218

ESPINOZA, PROFETA HUAMANIDE
2005 JEFFERSON ST #210
HOLLYWOOD, FL 33020

FLORIDA EAST COAST RAILWAY LLC
7150 PHILIPS HWY
JACKSONVILLE, FL 32256

GISH, PRISCILLA
2005 JEFFERSON ST #306
HOLLYWOOD, FL 33020

GLADES 2037 MADISON LLC
4000 PONCE DE LEON BLVD STE 470
CORAL GABLES, FL 33146

GLEAN FADA LLC
19790 W DIXIE HWY STE 1111
AVENTURA, FL 33180

GMJ GROUP LLC
3360 NE 170 ST
NORTH MIAMI BEACH, FL 33160

GOMEZ, RAFAEL F
985 SW 113 TER
PEMBROKE PINES, FL 33025

GRANDCANAMERICAN LLC
%OUTLOOK PROPERTY MANAGEMENT
5599 S UNIVERSITY DR #204
DAVIE, FL 33328

GREAT PARTNERS INVESTMENTS LLC
2032 JEFFERSON ST
HOLLYWOOD, FL 33020

GREENLAW, CHARLES I
2005 JEFFERSON ST #102
HOLLYWOOD, FL 33020

GROCHOLSKI, ADAM
2018 MADISON ST
HOLLYWOOD, FL 33020

HAR-BAR-HWD LLC
%O'REILLY AUTO
PO BOX 9167
SPRINGFIELD, MO 65801

HARBOR EQUITY PARTNER III LLC
701 NE 125 ST
NORTH MIAMI, FL 33161

HOLLYWOOD COMMUNITY
REDEVELOPMENT AGENCY
1848 HARRISON ST
HOLLYWOOD, FL 33020

ITALIAN AMERICAN CIVIC LEAGUE
OF BROWARD COUNTY
700 S DIXIE HWY
HOLLYWOOD, FL 33020

J P A A INVEST LLC
2421A N UNIVERSITY DR
CORAL SPRINGS, FL 33065

JANSING, CARL SCOTT
2014 JEFFERSON ST
HOLLYWOOD, FL 33020

JOHNSON, MARCIA
1939 JEFFERSON ST #103
HOLLYWOOD, FL 33020

JORDAN, JACQUELINE
2033 ADAMS ST
HOLLYWOOD, FL 33020

LAS BRISAS 201 LLC
1939 JEFFERSON ST #201
HOLLYWOOD, FL 33020

LAS BRISAS 201 LLC
1939 JEFFERSON ST #304
HOLLYWOOD, FL 33020

LAS BRISAS 304 LLC
92 SW 3 ST #508
MIAMI, FL 33130

LAS BRISAS INVESTMENT
GALLAIS LLC
1055 S FEDERAL HWY
HOLLYWOOD, FL 33020

LAS BRISAS INVESTMENT
GALLAIS LLC
1831 NE 159 ST
NORTH MIAMI BEACH, FL 33162

LFS OPERATING LLC
111 N PINE ISLAND RD #202
PLANTATION, FL 33324

LOPEZ, MARIA
1944 JEFFERSON ST
HOLLYWOOD, FL 33020

MARILYN J CRESPO TR
CRESPO, MARILYN J TRSTEE
920 SW 66 AVE
PEMBROKE PINES, FL 33023

MAXWELL, LORRAINE
2015 MADISON ST APT 101
HOLLYWOOD, FL 33020

MAZAL TOV GROUP INC
PO BOX 667975
MIAMI, FL 33166

MERKULOV, VADIM YURYEVICH
2005 JEFFERSON ST #104
HOLLYWOOD, FL 33020

MOOTOO, CHRISTOPHER
922 SW 124 TERRACE
DAVIE, FL 33325

MORAGA, LESTER
NARVAEZ, YAJAIRA NOHEMI OSORIO
540 S DIXIE HWY
HOLLYWOOD, FL 33020

MORENO, SYLIVE J
SYLVIE J MORENO REV TR
2022 JEFFERSON ST
HOLLYWOOD, FL 33020

MORIN, PATRICIA A
2020 MADISON ST
HOLLYWOOD, FL 33020

MOSHE, SHMOUEL
418 SE 3 ST
DANIA BEACH, FL 33004

MVASS REALTY LLC
5567 SW 100 TER
COOPER CITY, FL 33328

MY PINK HOUSE LLC
709 NW 100 TER
PLANTATION, FL 33324

NC INVESTMENTS ESTATE LLC
2625 WESTON RD STE D
WESTON, FL 33331

NEW BHNV HOLLYWOOD 3 LLC
5430 SW 25 AVE
FORT LAUDERDALE, FL 33312

NIXON, TIMOTHY BOWMAN
PO BOX 221655
HOLLYWOOD, FL 33022

NW7000 INVESTMENTS LLC
NW7010 INVESTMENTS LLC
14100 PALMETTO FRONTAGE RD #113
MIAMI LAKES, FL 33016

ORTIZ, CARLOS
1946 MADISON ST
HOLLYWOOD, FL 33020

PANDIS, ANTONIOS
GONZALEZ, FLORENCIA BELEN
2033 JEFFERSON ST
HOLLYWOOD, FL 33020

PENNYMAC LOAN SERVICES LLC
PO BOX 30597
LOS ANGELES, CA 90030

PEREZ-SOTO, CAROL
2015 MADISON ST APT 102
HOLLYWOOD, FL 33020

POPESCU, NICOLETA
3901 PARKSIDE LN
HOLLYWOOD, FL 33021

PPFL HOLLYWOOD 1 LLC
1801 SE 3 AVE #210
FORT LAUDERDALE, FL 33316

PRELL, JEFFREY S
2005 ADAMS ST
HOLLYWOOD, FL 33020

PRELL, JOAN M
2005 JEFFERSON ST #305
HOLLYWOOD, FL 33020

PRINCE FAMILY TR
PRINCE, MARK D & ESTHER L TRSTEE
1243 FUNSTON ST
HOLLYWOOD, FL 33019

REATEGUI VANEGAS, EDWIN ARLEY
2128 CRAMER CIR APT 106
FORT MILL, SC 29707

REYES, LAURA &
CONTRERAS, ERNESTO
2015 MADISON ST UNIT 103
HOLLYWOOD, FL 33020

RODRIGUEZ, JAIRO A
GONZALEZ, PRISCILLA C
2015 MADISON ST #203
HOLLYWOOD, FL 33020

SCHMITZ, HEIDI E
2015 MADISON ST APT 204
HOLLYWOOD, FL 33020

SCHUSLER, FANNY T
2005 JEFFERSON ST #310
HOLLYWOOD, FL 33020

SHILING FAM TR
SHILING, DALIA TRSTEE
11900 BISCAYNE BLVD STE 306
NORTH MIAMI, FL 33181

SOL HOME US LLC
PO BOX 777
HALLANDALE BEACH, FL 33009

SOUTH VIN LLC
1556 NE 105 ST
MIAMI SHORES, FL 33138

TARYAG LLC
% V BRYN
613 S 21 AVE
HOLLYWOOD, FL 33020

THOMAS, TIMOTHY L
2038 MADISON ST #2
HOLLYWOOD, FL 33020

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

TORRES, ANTHONY W
621 S 21 AVE
HOLLYWOOD, FL 33020

TRETTER, DEANO
3719 CROSBY ST
IRVING, TX 75038

TYE R ORLANIS REV TR
ORLANIS, TYE R TRSTEE
424 S 13 AVE
HOLLYWOOD, FL 33019

TYE ROGER ORLANIS REV TR
ORLANIS, TYE ROGER TRSTEE ETAL
424 S 13 AVE
HOLLYWOOD, FL 33019

VEGA, CESAR A & DIGNA MARIA
2005 JEFFERSON ST #101
HOLLYWOOD, FL 33020

VEGA, JOSE
PHILLIPS, FRED
1939 JEFFERSON ST #101
HOLLYWOOD, FL 33020

VERA REAL ESTATE LIVING LLC
151 NOB HILL RD STE 365
PLANTATION, FL 33324

VIERA SANTOS, CARLOS FERMIN
466 S COUNTRY CLUB DR
LAKE WORTH, FL 33462

WEINSTEIN, ROBERT M
1027 BUCHANAN ST
HOLLYWOOD, FL 33019

WKCMY LLC
16260 NE 13 AVE
NORTH MIAMI, FL 33162

ZV HOLLYWOOD REALTY LLC
9559 COLLINS AVE #703
SURFSIDE, FL 33154

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

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
C/O MITCH ANTON
1900 VAN BUREN ST, APT 502
HOLLYWOOD, FL 33020

DOWNTOWN PARKSIDE ROYAL POINCIANA
CIVIC ASSOC.
C/O LYNN SMITH
1939 ADAMS ST
HOLLYWOOD, FL 33020

HIGHLAND GARDENS CIVIC ASSOC.
DAVID KOUT, PRES./ SHIRLEY STEALEY,
SEC/TREAS
2847 PLUNKETT ST
HOLLYWOOD, FL 33020

PARKSIDE CIVIC ASSOC.
C/O KENNETH CRAWFORD
2018 FLETCHER 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

Name 1	Name 2	Address	City	State	Zip	Country
CHARTIER, CHARLES	ROCHETTE, BARBRA	4025 FORGUES ST	ST-HUBERT QC		J3Y 2P4	CANADA
IANNITTO, C & IANNITTO, M		145 BLVD BOUCHARD #305	DORVAL QC		H9S 0B2	CANADA
1956 ADAMS REALTY LLC		550 OCEAN BLVD	GOLDEN BEACH	FL	33160	USA
2021 JEFFERSON ST LLC		720 E PALISADE AVE #105	ENGLEWOOD	NJ	07632	USA
2033 HOLLYWOOD LLC		14721 SW 21 ST	DAVIE	FL	33325	USA
2035 JEFFERSON ST HOLLYWOOD TR	SCHULZE, I TRSTEE	210 N TUBB ST PO BOX 1085	OAKLAND	FL	34760	USA
2107 ADAMS STREET CORP		720 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
2206 FILLMORE STREET LLC	JEFFERSON PROPERTY 18 LLC	3301 NE 183 ST UNIT 2007	AVENTURA	FL	33160	USA
428 SW 6TH STREET LLC		1920 S OCEAN DR #7D	HALLANDALE BEACH	FL	33009	USA
720 DIXIE LLC		709 NW 100 TER	PLANTATION	FL	33324	USA
721-723 SOUTH 21ST AVE LLC		731 ROUTE 18 SOUTH	EAST BRUNSWICK	NJ	08816	USA
801-803 SOUTH 21 AVE LLC		3001 S OCEAN DR STE 525	HOLLYWOOD	FL	33019	USA
ABUGA PROPERTIES LLC		1055 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
AGONAS LLC		21500 BISCAYNE BLVD #401	AVENTURA	FL	33180	USA
ARELLANO, GIOVANNA JIFKINS		92 SW 3 ST #508	MIAMI	FL	33130	USA
B&M LUXE PROPERTY LLC		715 S 21 AVE	HOLLYWOOD	FL	33020	USA
BEST APARTMENTS FLORIDA LLC		13499 BISCAYNE BLVD STE CU-T3	NORTH MIAMI	FL	33181	USA
BETYS & SONS LLC		2945 NE 185 ST STE 1410	AVENTURA	FL	33180	USA
BFR HOLDINGS LLC		3029 NE 188 ST #704	AVENTURA	FL	33180	USA
BLUE UNIVERSAL SYSTEM LLC		111 SE 3 AVE APT 202	DANIA BEACH	FL	33004	USA
BOHADANAH, ELI		3950 SW 6 ST	FORT LAUDERDALE	FL	33312	USA
BOUSEMAAN FAM TR	BOUSEMAAN, JOSEPH TRSTEE	4500 TAYLOR ST	HOLLYWOOD	FL	33021	USA
CAMPBELL, PATRICK & NATASHA		414 FIRESTONE DR	SILVER SPRING	MD	20905	USA
CARABALLO, FIORELLA		600 THREE ISLANDS BLVD APT 1504	HALLANDALE BEACH	FL	33009	USA
CARI-GRAPH CORP		713 S 21 AVE	HOLLYWOOD	FL	33020	USA
CASUAL INTEREST INC		PO BOX 1269	BUNNELL	FL	32110	USA
CHAZUT, OFIR		1941 NE 188 ST	MIAMI	FL	33179	USA
CHIHUAHUA NEST		92 SW 3 ST UNIT 508	MIAMI	FL	33130	USA
CINTRON, JOHN		5921 SW 16 ST	PLANTATION	FL	33317	USA
COHEN, DAVID		6414 FRANRIVERS AVE	WEST HILLS	CA	91307	USA
COLANER, JOSEPH A		PO BOX 480021	FORT LAUDERDALE	FL	33348	USA
CORMIC ONE LLC		3600 SW 19 ST	MIAMI	FL	33145	USA
COTTERELL, SAMORA		2198 SW 151 AVE	MIRAMAR	FL	33027	USA
CREED, ROBERT F & BRANDY E		817 HARRISON ST	HOLLYWOOD	FL	33019	USA
CRUMRINE, MICHAEL	MICHAEL CRUMRINE REV TR	2005 JEFFERSON ST #301	HOLLYWOOD	FL	33020	USA
DAWKINS, BEKO J		5642 TYLER ST # R	HOLLYWOOD	FL	33021	USA
DML REALTY ENTERPRISES LLC		215-43 JAMAICA AVE	QUEENS VILLAGE	NY	11428	USA
DOME 1903 LLC		215 SE 3 AVE #502B	HALLANDALE BEACH	FL	33009	USA
DOS SANTOS, MARIA DE LOURDES		145 NW 196 ST	MIAMI GARDENS	FL	33169	USA
E & D BROTHERS GROUP 2 LLC		5430 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
E N CENTER LLC		815 S 21 AVE #835	HOLLYWOOD	FL	33020	USA
EHRREICH, BILL	MEAD, JOHANNA	1242 BUCHANAN ST	HOLLYWOOD	FL	33019	USA
EPEGA, TITILOLA		2015 MADISON ST #202	HOLLYWOOD	FL	33020	USA
ESPINOZA, GIOVANNI	FLORMAN, EMMA P	526 DAHILL RD APT A4	BROOKLYN	NY	11218	USA
ESPINOZA, PROFETA HUAMANIDE		2005 JEFFERSON ST #210	HOLLYWOOD	FL	33020	USA
FLORIDA EAST COAST RAILWAY LLC		7150 PHILIPS HWY	JACKSONVILLE	FL	32256	USA
GISH, PRISCILLA		2005 JEFFERSON ST #306	HOLLYWOOD	FL	33020	USA
GLADES 2037 MADISON LLC		4000 PONCE DE LEON BLVD STE 470	CORAL GABLES	FL	33146	USA

GLEAN FADA LLC		19790 W DIXIE HWY STE 1111	AVENTURA	FL	33180	USA
GMJ GROUP LLC		3360 NE 170 ST	NORTH MIAMI BEACH	FL	33160	USA
GOMEZ, RAFAEL F		985 SW 113 TER	PEMBROKE PINES	FL	33025	USA
GRANDCANAMERICAN LLC	%OUTLOOK PROPERTY MANAGEMENT	5599 S UNIVERSITY DR #204	DAVIE	FL	33328	USA
GREAT PARTNERS INVESTMENTS LLC		2032 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
GREENLAW, CHARLES I		2005 JEFFERSON ST #102	HOLLYWOOD	FL	33020	USA
GROCHOLSKI, ADAM		2018 MADISON ST	HOLLYWOOD	FL	33020	USA
HAR-BAR-HWD LLC	%O'REILLY AUTO	PO BOX 9167	SPRINGFIELD	MO	65801	USA
HARBOR EQUITY PARTNER III LLC		701 NE 125 ST	NORTH MIAMI	FL	33161	USA
HOLLYWOOD COMMUNITY	REDEVELOPMENT AGENCY	1848 HARRISON ST	HOLLYWOOD	FL	33020	USA
ITALIAN AMERICAN CIVIC LEAGUE	OF BROWARD COUNTY	700 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
J P A A INVEST LLC		2421A N UNIVERSITY DR	CORAL SPRINGS	FL	33065	USA
JANSING, CARL SCOTT		2014 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
JOHNSON, MARCIA		1939 JEFFERSON ST #103	HOLLYWOOD	FL	33020	USA
JORDAN, JACQUELINE		2033 ADAMS ST	HOLLYWOOD	FL	33020	USA
LAS BRISAS 201 LLC		1939 JEFFERSON ST #201	HOLLYWOOD	FL	33020	USA
LAS BRISAS 201 LLC		1939 JEFFERSON ST #304	HOLLYWOOD	FL	33020	USA
LAS BRISAS 304 LLC		92 SW 3 ST #508	MIAMI	FL	33130	USA
LAS BRISAS INVESTMENT	GALLAIS LLC	1055 S FEDERAL HWY	HOLLYWOOD	FL	33020	USA
LAS BRISAS INVESTMENT	GALLAIS LLC	1831 NE 159 ST	NORTH MIAMI BEACH	FL	33162	USA
LFS OPERATING LLC		111 N PINE ISLAND RD #202	PLANTATION	FL	33324	USA
LOPEZ, MARIA		1944 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
MARILYN J CRESPO TR	CRESPO, MARILYN J TRSTEE	920 SW 66 AVE	PEMBROKE PINES	FL	33023	USA
MAXWELL, LORRAINE		2015 MADISON ST APT 101	HOLLYWOOD	FL	33020	USA
MAZAL TOV GROUP INC		PO BOX 667975	MIAMI	FL	33166	USA
MERKULOV, VADIM YURYEVICH		2005 JEFFERSON ST #104	HOLLYWOOD	FL	33020	USA
MOOTOO, CHRISTOPHER		922 SW 124 TERRACE	DAVIE	FL	33325	USA
MORAGA, LESTER	NARVAEZ, YAJAIRA NOHEMI OSORIO	540 S DIXIE HWY	HOLLYWOOD	FL	33020	USA
MORENO, SYLIVE J	SYLVIE J MORENO REV TR	2022 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
MORIN, PATRICIA A		2020 MADISON ST	HOLLYWOOD	FL	33020	USA
MOSHE, SHMOUEL		418 SE 3 ST	DANIA BEACH	FL	33004	USA
MVASS REALTY LLC		5567 SW 100 TER	COOPER CITY	FL	33328	USA
MY PINK HOUSE LLC		709 NW 100 TER	PLANTATION	FL	33324	USA
NC INVESTMENTS ESTATE LLC		2625 WESTON RD STE D	WESTON	FL	33331	USA
NEW BHNV HOLLYWOOD 3 LLC		5430 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
NIXON, TIMOTHY BOWMAN		PO BOX 221655	HOLLYWOOD	FL	33022	USA
NW7000 INVESTMENTS LLC	NW7010 INVESTMENTS LLC	14100 PALMETTO FRONTAGE RD #113	MIAMI LAKES	FL	33016	USA
ORTIZ, CARLOS		1946 MADISON ST	HOLLYWOOD	FL	33020	USA
PANDIS, ANTONIOS	GONZALEZ, FLORENCIA BELEN	2033 JEFFERSON ST	HOLLYWOOD	FL	33020	USA
PENNYMAC LOAN SERVICES LLC		PO BOX 30597	LOS ANGELES	CA	90030	USA
PEREZ-SOTO, CAROL		2015 MADISON ST APT 102	HOLLYWOOD	FL	33020	USA
POPESCU, NICOLETA		3901 PARKSIDE LN	HOLLYWOOD	FL	33021	USA
PPFL HOLLYWOOD 1 LLC		1801 SE 3 AVE #210	FORT LAUDERDALE	FL	33316	USA
PRELL, JEFFREY S		2005 ADAMS ST	HOLLYWOOD	FL	33020	USA
PRELL, JOAN M		2005 JEFFERSON ST #305	HOLLYWOOD	FL	33020	USA
PRINCE FAMILY TR	PRINCE, MARK D & ESTHER L TRSTEE	1243 FUNSTON ST	HOLLYWOOD	FL	33019	USA
REATEGUI VANEGAS, EDWIN ARLEY		2128 CRAMER CIR APT 106	FORT MILL	SC	29707	USA
REYES, LAURA &	CONTRERAS, ERNESTO	2015 MADISON ST UNIT 103	HOLLYWOOD	FL	33020	USA
RODRIGUEZ, JAIRO A	GONZALEZ, PRISCILLA C	2015 MADISON ST #203	HOLLYWOOD	FL	33020	USA

SCHMITZ, HEIDI E		2015 MADISON ST APT 204	HOLLYWOOD	FL	33020	USA
SCHUSLER, FANNY T		2005 JEFFERSON ST #310	HOLLYWOOD	FL	33020	USA
SHILING FAM TR	SHILING, DALIA TRSTEE	11900 BISCAYNE BLVD STE 306	NORTH MIAMI	FL	33181	USA
SOL HOME US LLC		PO BOX 777	HALLANDALE BEACH	FL	33009	USA
SOUTH VIN LLC		1556 NE 105 ST	MIAMI SHORES	FL	33138	USA
TARYAG LLC	% V BRYN	613 S 21 AVE	HOLLYWOOD	FL	33020	USA
THOMAS, TIMOTHY L		2038 MADISON ST #2	HOLLYWOOD	FL	33020	USA
TODABARUJ LLC		2801 NE 183 ST #217W	AVENTURA	FL	33160	USA
TORRES, ANTHONY W		621 S 21 AVE	HOLLYWOOD	FL	33020	USA
TRETTER, DEANO		3719 CROSBY ST	IRVING	TX	75038	USA
TYE R ORLANIS REV TR	ORLANIS, TYE R TRSTEE	424 S 13 AVE	HOLLYWOOD	FL	33019	USA
TYE ROGER ORLANIS REV TR	ORLANIS, TYE ROGER TRSTEE ETAL	424 S 13 AVE	HOLLYWOOD	FL	33019	USA
VEGA, CESAR A & DIGNA MARIA		2005 JEFFERSON ST #101	HOLLYWOOD	FL	33020	USA
VEGA, JOSE	PHILLIPS, FRED	1939 JEFFERSON ST #101	HOLLYWOOD	FL	33020	USA
VERA REAL ESTATE LIVING LLC		151 NOB HILL RD STE 365	PLANTATION	FL	33324	USA
VIERA SANTOS, CARLOS FERMIN		466 S COUNTRY CLUB DR	LAKE WORTH	FL	33462	USA
WEINSTEIN, ROBERT M		1027 BUCHANAN ST	HOLLYWOOD	FL	33019	USA
WKCMY LLC		16260 NE 13 AVE	NORTH MIAMI	FL	33162	USA
ZV HOLLYWOOD REALTY LLC		9559 COLLINS AVE #703	SURFSIDE	FL	33154	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O MITCH ANTON	1900 VAN BUREN ST, APT 502	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
HIGHLAND GARDENS CIVIC ASSOC.	DAVID KOUT, PRES./ SHIRLEY STEALEY, SEC/TREAS	2847 PLUNKETT ST	HOLLYWOOD	FL	33020	USA
PARKSIDE CIVIC ASSOC.	C/O KENNETH CRAWFORD	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA

Site posting 3/19/2024

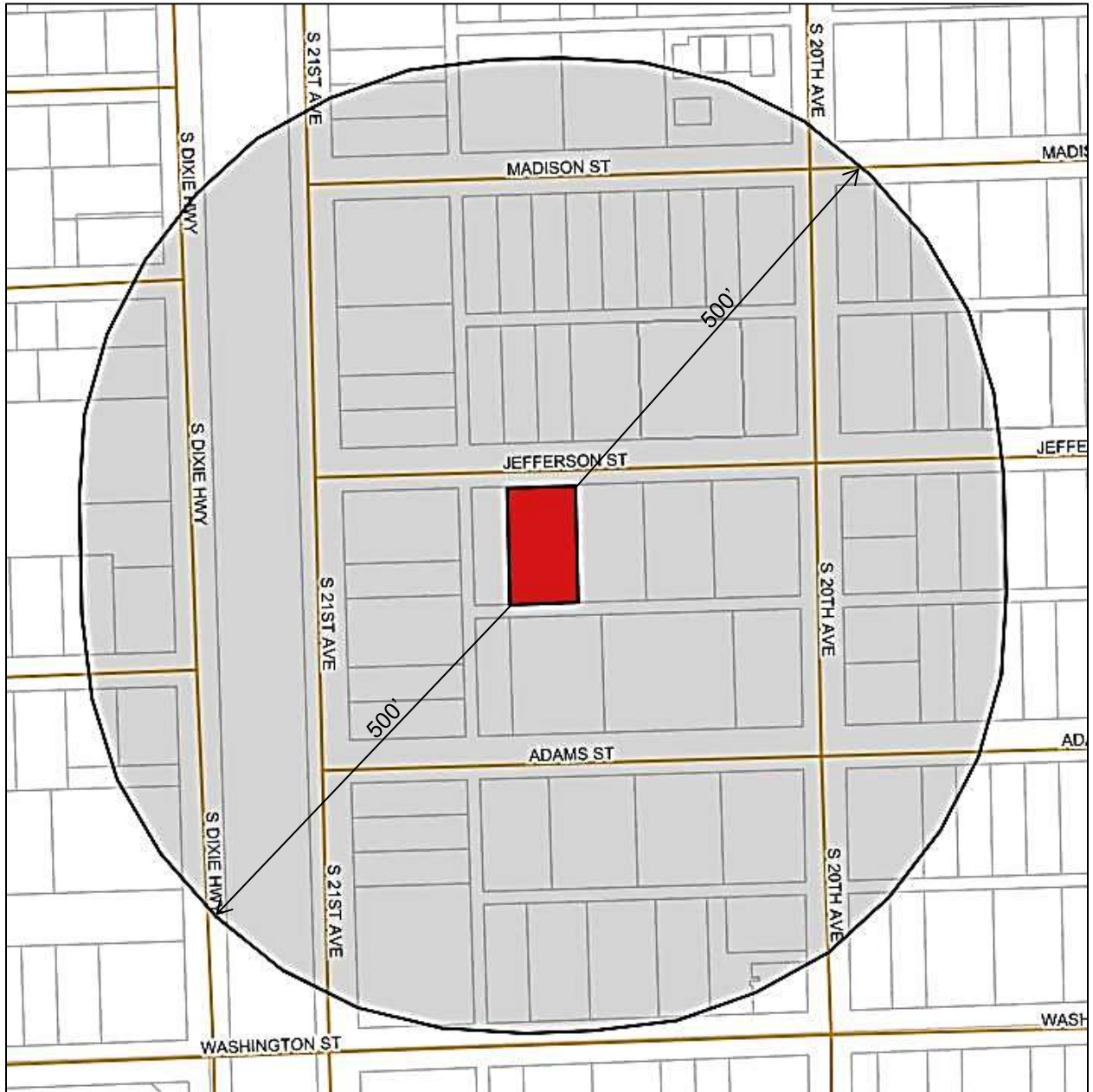




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500' RADIUS MAP (N.T.S.)



SUBJECT: 2032 Jefferson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 01 0320



LLR Architects Inc.

VIRTUAL COMMUNITY MEETING-minutes:

Our firm is representing **Great Partners Investments LLC** who is developing Multi-Family Apartments at 2032 Jefferson Street in Hollywood, Florida.

Owner:

Great Partners Investments LLC

1990 NE 163rd Street, Ste. 209

North Miami Beach, FL 33162

Project Address:

2032 Jefferson Street

Hollywood, FL 33020

FILE NUMBER: 23-DP-72

The hearing was held on Thursday April 4, 2024 at 6:00 PM

The following people were in attendance via on-line zoom call.

- Luis La Rosa- Architect
- Damian - Owner
- Sylvie
- Antonios Pandis
- Kenneth Crawford
- Christine

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- Prior to meeting starting;
 - Sylvie: Main concern is parking
 - Luis: This project we are allowed to use the alley apart from Jefferson
- Luis La Rosa presented project. Showed Site Plan, Floor Plans and Elevations
- Luis La Rosa opened questions to participants.
- Kenneth: What are your railings? Are they glass?
 - Luis: Yes, they are glass railings.
- Kenneth: Do you have a landscape plan? Can you put that up?
 - Luis: Yes
- Sylvie: Is the terrace on the West side or the East side of the building?
 - Luis: It's opposite your side?
 - Sylvie: What's on my side is the apartment?
 - Luis: Correct
 - Sylvie: And the terrace is on the west side?
 - Luis: Correct. *Shows Sylvie the plan*
- Luis: I'll show you the Landscape plan now Kenneth
 - Kenneth: I just want to know if you are keeping the trees on the street
 - Sylvie: No, or maybe you are
 - Antonios: Obviously you are taking out a tree because there is one entrance where there is a tree now
 - Luis: This existing oak is to remain, let me see if he has the mitigation
 - Antonios: I don't think you have your calculations right Luis. Where is your parking entrance there is a tree
 - Luis: We do have our calculations correct and this has already been reviewed
 - Antonios: Last time you said the same
 - Luis: What we showed is exactly right, here is the demolition plan, here is the 2 trees that we talked about
 - Antonios: You see from the side where you count from the top of the page
 - Kennet: I can see that, I understand that, can you go back to the Landscape plan?
 - Luis: *Shows plan* - 1, 2 and 4 are to remain and we are replanting
 - Kenneth: Can I make a suggestion? When you are replanting a tree that you are taking away, if you are going to replant another oak tree, try to get something substantial so it doesn't look like a stick, it looks substantial and sort of full like they just did in Hollywood Blvd, really nice, larger trees that will probably fill in quicker
 - Sylvie: I happen to be a landscaper - it'd be nice to get as big as you could

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- o Antonios: Inquired about the procedure to notify the neighbors about the meeting
 - Luis: We are required to submit an invitation to everyone within a 500 foot radius of our property and also to the associations
- o Sylvie: How far is the setback going from the property line?
 - Luis: 15 feet in the front and 5 feet in the rear - it's actually 0 in the sides (that's what the code states) but because of fire, because of different things we have actually provided almost 4 feet on the sides
 - Antonios: Yeah, your balcony comes to the 0 lot
 - Kenneth: That's nice because then you get the landscaping on both sides of the building too
 - Antonios: Yeah, your balcony comes to the 0 lot. Your design is very nice but if the neighbor also wants to occupy to the 0 lotted line, then your balconies, they will see the wall
 - Luis: Our balconies do not go to 0
 - Antonios: Maybe one foot inside
 - Luis: It's actually two feet inside. By the way, the zoning code allows you to be up to 75% encroachment. We are at 2 feet from the property line so I could go right up to it and I'm also explaining that let's say that there was a 5 foot setback, I would be allowed to encroach 75% into that setback. Those are City Codes
 - Sylvie: My biggest issue like I discussed with you Luis before the meeting. There is nothing we can do about the design or whatever, if it's approved, it's approved so it is what it is but I am super concerned about parking and I think that needs to be brought up to the City- Parking used to be on the side side and then the City changed to the north Side (where there is another building going up) - leaves no place for the residents other than the people in those buildings which i hope will not encroach in the streets too - there will be more people than there is parking. Where will I park?
 - Luis: I can't answer your questions about that but I do want to shed some light on other issues. This has been a concern, the project across the street from you has a parking in lieu which is something the City offered - now because of that they changed their parking in lieu requirement - this particular project when we first submitted it, we were requesting one parking in lie. We since reduced a unit to avoid having to have that parking in lie. The developer has made a slight concession we lost a unit, we are compliant with our parking requirement, we have out 3 guest parking spots, they have given us access to the alley to avoid that Jefferson street parking and I know the City has made more parking requirements for the parking in lieu including the cost of it which is excessive now (40 thousand dollars per space) they are concerned about it. In this particular project we

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have made a conscious effort to not be part of the parking in lieu.

- Sylvie: My second concern, God forbid those 2 buildings go up at the same time, there is no place to stage any of this. There is no vacant lot. Should I just move out for the time being? I am really concerned about how they will stage this, how it will work. We still have to live here, this has been my home for 35 years, I can't go anywhere, I'm 70 years old, I put all my money in restoring this 1948 house, I can't move. Concerns about where all the materials will go.
- Christine: Is it possible for developer to give a plan when going in for approval as to where construction workers will park? Could an answer to her concern be provided?
- Luis: 100% - that can be provided by the developers
- Sylvie: Another issue is where you put the construction material, not just where the construction workers will park, most of these projects have a staging lot - there is no place anywhere
- Antonios: Hazard of 2 buildings going up at the same time, lifestyle in Hollywood degrading, concerns on maintenance in property, taking/bringing back children from school, submitting all these concerns to the City
- Sylvie: Taking suggestions from Christine to go to the meetings
- Antonios: Not a personal issue with the Architect or Developer/ concern about breathing/cleaning up dust/ accidents happening in close proximity to property/ comments regarding understanding that these projects help with property value and the frustrations that may come in the meantime
- Luis: comments regarding owners and contractors that care about the neighborhood/neighbors and have worked in the City
- Antonios: questions on timeline
 - Luis: Planning Board - demolition 3 - 4 months from now for 2027. January 2025 getting a permit and starting
 - Sylvie: Asked for copy of plans
 - Sylvie: concerns about the fence/property line done by surveyor/ her yard being affected
 - Luis confirmed all those details can be worked out when the time comes

Meeting Ended

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