



DEVELOPMENT SERVICES
PLANNING DIVISION

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd
Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of digitally signed & sealed plans (i.e. Architect or Engineer)
- One electronic combined PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee (per review)

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES

APPLICATION TYPE (CHECK ONE):

- ☐ Technical Advisory Committee
☐ City Commission

- ☐ Administrative Approvals
☐ Historic Preservation Board
☒ Planning and Development Board

PROPERTY INFORMATION

Location Address: 410 N FEDERAL HIGHWAY, HOLLYWOOD FL 33020

Lot(s): 9-15 Block(s): 44 Subdivision: 1-21-B

Folio Number(s): 514215018240

Zoning Classification: _____ Land Use Classification: RAC

Existing Property Use: VACANT Sq Ft/Number of Units: 248 UNITS

Is the request the result of a violation notice? ☐ Yes () No If yes, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide

File/Resolution/Ordinance No.: 22-DPJPD-62

DEVELOPMENT PROPOSAL

Explanation of Request: PLANNING BOARD REVIEW

Phased Project: Yes / No ☒ Number of Phases: _____

Project	Proposal		
Units/rooms (# of units)	248	(Area: 230,717	S.F.)
Proposed Non-Residential Uses	7,753		S.F.
Open Space (% and SQ.FT.)	30.9%	(Area: 11,012	S.F.)
Parking (# of spaces)	410	(Area: 156,219	S.F.)
Height (# of stories)	22	(224	FT.)
Gross Floor Area (SQ. FT)	505,570		

Name of Current Property Owner: 1817 TAYLOR ST DEVELOPMENT, LLC

Address of Property Owner: 1212 NW 82ND AVE, DORAL FL 33126

Telephone: 305-400-1397 Email Address: aensinck@me.com

Applicant SANTIAGO TERAN

☐ Consultant | ☒ Representative | ☐ Tenant (check one)

Address: 2125 BISCAYNE BLVD, SUITE 206 Telephone: 347-506-6371

Email Address: santiago@sjteran.com

Email Address #2: _____

Date of Purchase: 03/30/2022 Is there an option to purchase the Property? Yes ☐ No ☒

If Yes, Attach Copy of the Contract.

Noticing Agent (FTAC & Board submissions only): rdr miami

E-mail Address: diana@rdrmiami.com

PLANNING DIVISION



2600 Hollywood Boulevard Room 315
Hollywood, FL 33022

File No. (internal use only): _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained in Room 315 of City Hall or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign as approved by the Division of Planning & Urban Design. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I) (we) understand and will comply with the provisions and regulations of the City's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City and are not returnable.

Signature of Current Owner: _____

Date: 09/13/2023

PRINT NAME: Alejandro Ensínck

Date: 09/13/2023

Signature of Consultant Representative: _____

Date: _____

PRINT NAME: Santiago Teran

Date: 09/13/2023

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for _____ to my property, which is hereby made by me or I am hereby authorizing SANTIAGO TERAN to be my legal representative before the PLANNING BOARD (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this 13 day of September 2023

Ketsia McCleave

Notary Public
Virginia
State of ~~Florida~~ County of Norfolk

My Commission Expires 04/30/2027 (Check One) ☐ Personally known to me; OR ☒ Produced Identification passport

This notarial act was performed online by way of two-way audio/video communication technology.

Alejandro Ensínck

Alejandro Ensínck (Sep 13, 2023 21:33 ADT)

Signature of Current Owner

Alejandro Ensínck

Print Name

KETSIA MCCLEAVE
Electronic Notary Public
Commonwealth of Virginia
Registration No. 327724
My Commission Expires Apr 30, 2027



1694629867-my-scans-42

Final Audit Report

2023-09-14

Created:	2023-09-14
By:	Ketsia McCleave (ketsiac@aol.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAACtYNCaZdFg5W7EJxlpdYI2etPOs_K3Ep

"1694629867-my-scans-42" History

-  Document created by Ketsia McCleave (ketsiac@aol.com)
2023-09-14 - 0:16:42 AM GMT- IP address: 75.249.241.191
-  Document emailed to ale.ensinck@gmail.com for signature
2023-09-14 - 0:32:35 AM GMT
-  Email viewed by ale.ensinck@gmail.com
2023-09-14 - 0:32:46 AM GMT- IP address: 190.228.242.98
-  Signer ale.ensinck@gmail.com entered name at signing as Alejandro Ensinck
2023-09-14 - 0:33:42 AM GMT- IP address: 190.228.242.98
-  Document e-signed by Alejandro Ensinck (ale.ensinck@gmail.com)
Signature Date: 2023-09-14 - 0:33:44 AM GMT - Time Source: server- IP address: 190.228.242.98
-  Agreement completed.
2023-09-14 - 0:33:44 AM GMT

**CITY OF HOLLYWOOD
PARKS, RECREATION AND CULTURAL ARTS DEPARTMENT
PARK IMPACT FEE APPLICATION**

Pursuant to Chapter 161.07 (G)(1) of the City's Zoning and Land Development Regulations, all persons platting or subdividing land for residential purposes or for hotel/motel purposes or who are required to obtain site plan approval for a residential, hotel or motel development shall be required to pay a park impact fee. This fee is to be used for parks (passive or active open space or recreational facilities) to meet the needs created by the development.

Is this a residential or hotel/motel development? Yes ☒ No ☐

If YES was selected please provide the following information. In NO was selected please do not complete application.

(PRINT LEGIBLY OR TYPE)

1. Owners Name: 1817 Taylor St Development LLC
2. Project Name: 22-DPJPD-22 - STAR TOWER
3. Project Address: 410 N. FEDERAL HWY, HOLLYWOOD, FL, 33020
4. Contact person: Alejandro Ensink
5. Contact number: 1-305-400-1397
6. Type of unit(s): Single Family ☐ Multi-Family ☒ Hotel/Motel ☐
7. Total number of residential and/or hotel/motel units: 248 MULTIFAMILY UNITS
<1,000 SF: 154 UNITS, >1,000 SF: 94 UNITS
8. Unit Fee per residential dwelling based on sq. ft.: <1,000 SF: 154 UNITS @ \$1,132 = \$174,328
>1,000 SF: 94 UNITS @ \$1,401 = \$131,694
9. Unit Fee per hotel/motel room: \$1,355.00
10. Total Park Impact Fee: \$306,022 Date: 11/16/2023

The Park Impact Fee shall be paid in full prior to issuance of a building permit unless the project is to be completed in phases. This application provides an approximate Park Impact Fee however the final Park Impact Fee will be calculated and paid at time of building permit request.

This application (if applicable) should be submitted to the Technical Advisory Committee to obtain Parks, Recreation and Cultural Arts Department approval.

Please contact David Vazquez, Department of Parks, Recreation and Cultural Arts at 954.921.3404 or dvazquez@hollywoodfl.org with any inquiries.

City of Hollywood Park Impact Schedule of Fees

Land Use	Fee
<i>Residential: single family (detached)</i>	
Less than 1,500 sf	\$2,063
1,500 sf to 2,499 sf	\$2,317
2,500 sf and greater	\$2,594
<i>Residential: multi-family (apartment/condominium/townhouse)</i>	
Less than 1,000 sf	\$1,132
1,000 sf and greater	\$1,401
<i>Residential: mobile home</i>	
Mobile Home Park	\$2,055
<i>Residential: Senior Housing</i>	
Detached	\$1,778
Attached	\$931
<i>Transient, Assisted, Group</i>	
Hotel / Motel	\$1,355

*Square feet refers to enclosed, gross floor area excluding parking garage, screened enclosures and unfinished attics.

Fee calculation is from Chapter 38.97 of the Code of Ordinances entitled "Finance".

City of Hollywood

Development Services Planning Division

Technical Advisory Committee Report

File Number 22-DJP-62

1817 Taylor St Development LLC

OWNERSHIP & ENCUMBRANCE REPORT

Legal Description of Property

Lots 9, 10, 11, 12, 13, 14 and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Current Owners

1817 Taylor St Development LLC, a Delaware limited liability company, by virtue of a Special Warranty Deed recorded on April 5, 2022 in Instrument #118056815 of the Official Records of Broward County, Florida.

Mortgages (exhibits attached)

1. Commercial Mortgage and Security Agreement, executed by 1817 Taylor St Development LLC, a Delaware limited liability company, in favor of Konkreta Financial LLC, a Florida limited liability company, dated May 9, 2023, in the original principal amount of \$3,350,000, recorded on May 9, 2023 in Instrument #118844685 of the Official Records of Broward County, Florida.



Santiago J Teran, Esq.

+1 (347) 946-7990
santiago@sjteran.com
2125 Biscayne Blvd Ste 206
Miami, FL 33137

2. Assignment of Leases, Profits and Rents filed May 9, 2023, in Instrument Number 118844686, Public Records of Broward County, Florida.

3. UCC Financing Statement between 1817 Taylor St Development, LLC, a Delaware limited liability company and Konkreta Financial LLC as recorded in Instrument Number 118844687, Public Records of Broward County, Florida.

Encumbrances (exhibits attached)

1. All matters contained on the Plat of Hollywood, as recorded in Plat Book 1, Page 21, Public Records of Broward County, Florida.

2. Ordinance No. 0-81-26 recorded in O.R. Book 9637, page 836, Public Records of Broward County, Florida,

3. Ordinance No. 2005-18 recorded in O.R. Book 40082, Page 1783, Public Records of Broward County, Florida,

4. Ordinance No. 2005-19 recorded in O.R. Book 40082, Page 1789, Public Records of Broward County, Florida.

5. Terms, conditions, provisions, covenants and other matters as set forth in the City of Hollywood Development Review Board Resolution No. 4-DV-79 recorded August 31, 2006, in the Official Records Book 42682, Page 1020.

Encumbrances abutting the property boundary necessary for legal access to the property: N/A.

Certification: This Ownership & Encumbrance Report is a search limited to the Official Records Books as defined in §§28.001(1), 28.222, Fla. Stats., from earliest public records beginning on September 14, 1921, to July 24, 2023 at 11:00 PM. This Report accurately reflects matters recorded and indexed in the Official Records Books of Broward County, Florida, affecting title to the property described therein. Liability for any incorrect information contained in this Report is limited (1) to the person or entity to whom the Report is directed, and (2) to a maximum of \$1,000.00 pursuant to §627.7843(3), Fla, Stats. This Report is not an opinion of title, title insurance



Santiago J Teran, Esq.

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2125 Biscayne Blvd Ste 206
Miami, FL 33137

policy, warranty of title, or any other assurance as to the status of title and shall not be used for the purpose of issuing title insurance.



Santiago J Teran, Esq.

July 31, 2023



Santiago J Teran, Esq.

+1 (347) 946-7990
santiago@sjteran.com
2125 Biscayne Blvd Ste 206
Miami, FL 33137

This Instrument Prepared by:
Alex D. Sirulnik, Esq.
ALEX D. SIRULNIK, P.A.
2199 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33134

Record and Return to:
Bauer Gutierrez & Borbon, PLLC
814 Ponce de Leon Blvd. Suite 210
Coral Gables, Florida 33134

Tax Folio Number: 514215-01-8240

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made as of March 29th, 2022, between **JED EQUITIES LLC, a Florida limited liability company** ("Grantor"), having an address at 2020 N. Bayshore Drive, Suite 1110, Miami, FL 33137; and **1817 TAYLOR ST DEVELOPMENT LLC, a Delaware limited liability company** ("Grantee"), having an address at 1212 NW 82nd Ave, Doral, FL 33126.

W I T N E S S E T H:

Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars, and other good and valuable consideration to it in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold to Grantee, its heirs and assigns forever, the following described real property (the "Property") lying and being in Broward County, Florida:

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

SUBJECT TO easements, covenants, restrictions, reservations, declarations, limitations and other conditions of record and to taxes for the year 2022 and thereafter.

TOGETHER WITH all the tenements, hereditaments, easements, rights of way and appurtenances thereto belonging or in anywise appertaining, and all right, title and interest of Seller, if any, in and to any land lying in the bed of any highway, street, road or avenue, opened or proposed, in front of, or abutting or adjoining such land, and all buildings and improvements located on such land and all of Seller's right, title and interest in and to any and all fixtures attached thereto.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND, the Grantor hereby covenants with the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under the Grantor, but none other.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed the day and year first above written.

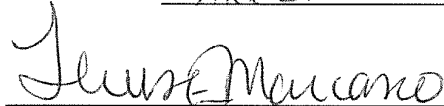
Witnesses:

GRANTOR:

JED EQUITIES LLC, a Florida
limited liability company



Print Name: Alex Sirulnik



Print Name: Jenise Marciano



By: Daniel Chteinberg, Manager

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

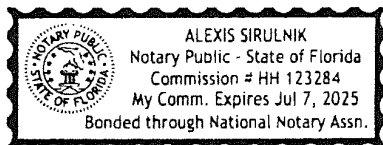
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2022 by Daniel Chteinberg, as Manager of JED EQUITIES LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or who has produced _____ as identification.

[NOTARY SEAL]



Notary Public, State of Florida

My Commission Expires:



Prepared By and return to:

Efraim R. Gutierrez, Esq.
BAUER GUTIERREZ & BORBON PLLC
814 Ponce de Leon Blvd, Suite 210
Coral Gables, FL 33134

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LIMITED LIABILITY COMPANY AFFIDAVIT

Before me, the undersigned authority, personally appeared Norberto Speciale, who being by me first duly sworn, on oath deposes and says that:

1. Affiant is a Member of 1817 Taylor St Development LLC, a Delaware limited liability company (the "Company"). The Company is currently in existence, in good standing and has not been terminated or dissolved.
2. The Company is purchasing and financing the acquisition of that certain real property located in Broward County, Florida, more particularly described as:

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

(the "Property").

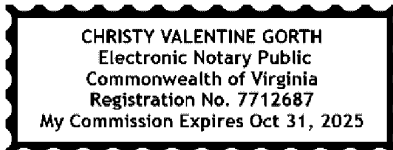
3. The Company is a member-managed and it does not have an Operating Agreement.
4. Norberto Speciale, as an Authorized Member of the Company, is authorized by that certain Certificate of Company Resolution, Incumbency and Written Consent to Company Action by the Members of the Company (a copy of which is attached as Exhibit "A" hereto), to unilaterally execute documents, deeds, agreements, notes, mortgages, assignments, and all other documents that such person deems necessary on behalf of the Company, including, without limitation, to obtain loan financing relating for the acquisition of the Property.
5. Neither the Company nor any member of the Company has filed bankruptcy. The Company is not one of a family or group of entities. No creditors have acquired or are attempting to acquired control of the Company by executing on or attaching or seizing membership interests of the Company.
6. Affiant further states that he is familiar with the nature of an oath and with the penalties as provided by the laws of the States of Virginia for falsely swearing to statements make in an instrument of this nature.
7. Affiant further certifies that he has fully read this affidavit and understands its contents.

Norberto Speciale

Norberto Speciale

STATE OF VIRGINIA)
) SS:
COUNTY OF Roanoke)

The foregoing instrument was acknowledged before me, by means of ☐ physical presence or ☒ online notarization, on this 30th day of March, 2022, by Norberto Speciale, () who is personally known to me OR (☒) who produced passport as identification.



Christy Valentine Gorth

Notary Signature

Print Notary Name: Christy Gorth

NOTARY SEAL

Completed via Remote Online Notarization using 2 way Audio/Video technology.

EXHIBIT "A"

**CERTIFICATE OF COMPANY RESOLUTION, INCUMBENCY AND
WRITTEN CONSENT TO COMPANY ACTION
BY THE MEMBERS OF
1817 TAYLOR ST DEVELOPMENT LLC**

THE UNDERSIGNED, being all of the Members (each a "**Member**" and collectively, the "**Members**") 1817 Taylor St Development LLC, a limited liability company organized under the laws of the State of Delaware (the "**Company**"), hereby certifies on behalf of the Company as follows:

1. **THAT**, the Members of the Company are Norberto Speciale, Jorge Paganucci and Lautaro Pulido.
2. **FURTHERMORE, THE UNDERSIGNED**, being all of the Members of the Company, do hereby waive any and all requirements for notice of the time, place and purpose of a special meeting of the Members of the Company and do hereby unanimously agree and consent, to the adoption of, and do hereby adopt, the following preamble, resolutions and the actions specified therein:

WHEREAS, the Company is purchasing certain real property located in Broward County, Florida pursuant to that certain Purchase and Sale Agreement, as amended, between JED Equities LLC, a Florida limited liability company, as Seller and the Company, as Buyer, dated as of November 1, 2021, and more particularly described as;

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

(the "**Property**")

AND, WHEREAS, in connection with the acquisition of the Property, the Seller, the has offered to loan the Company the amount of \$3,350,000.00 (the "**Loan**") secured by a Mortgage and Security Agreement in favor of Seller encumbering the Property.

NOW, THEREFORE, it is

RESOLVED, that the Company execute any documents and take any actions necessary to effectuate the closing of the Loan;

RESOLVED, that Norberto Speciale, individually, be, and hereby is, authorized and empowered to execute and deliver, on behalf of the Company, as Authorized Member of the Company, all documents necessary in connection with the closing of the Loan, including, without limitation, a Promissory Note, a Mortgage, an affidavit, a closing statement and all other collateral documents and instruments which secure, evidence or are otherwise required by Seller, in such form, and upon such terms and conditions, as shall be approved by Norberto Speciale, individually as Authorized Member of the Company;

RESOLVED, that the taking of any action or the execution and delivery of any document authorized by the foregoing resolution by any of the Members of the Company, individually, and on behalf of the Company, be, and is hereby authorized and empowered to be, deemed conclusive proof of the approval thereof by the undersigned;

AND, RESOLVED, that the authorities hereby conferred shall be deemed retroactive, and any and all acts authorized herein that were performed prior to the passage of these resolutions be, and they hereby are, approved, ratified and confirmed in all respects.

MEMBERS:

Norberto Speciale

Norberto Speciale

Jorge Paganucci

Jorge Paganucci

Lautaro Pulido

Lautaro Pulido

This Instrument Prepared by:
Alex D. Sirulnik, Esq.
ALEX D. SIRULNIK, P.A.
2199 Ponce de Leon Blvd, Suite 301
Coral Gables, FL 33134

Record and Return to:
Bauer Gutierrez & Borbon, PLLC
814 Ponce de Leon Blvd. Suite 210
Coral Gables, Florida 33134

LIMITED LIABILITY COMPANY AFFIDAVIT

Before me, the undersigned authority, personally appeared DANIEL CHTEINBERG ("Affiant"), who, being duly sworn, deposes and says:

1. Affiant is the Manager of JED EQUITIES LLC, a Florida limited liability company (the "Company"), which holds fee simple title to that certain real property described as follows (the "Property"):

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

2. The Company is manager-managed and the written consent and resolutions of the members and managers is attached hereto as Exhibit "A".

3. Affiant, as Manager of the Company, has the full power and authority to execute all instruments on behalf of, and to fully bind the Company with respect to the sale of the Property to 1817 TAYLOR ST DEVELOPMENT LLC, a Delaware limited liability company, including, without limitation, a Special Warranty Deed. There is no Operating Agreement for the Company and the all of the members and managers have consented to the foregoing transaction.

4. Neither the Company, nor Affiant, nor managers and members are in bankruptcy. That the Company has never been a debtor in bankruptcy and there is no current bankruptcy proceeding involving the Company or other insolvency proceeding or similar proceedings for the benefit of creditors.

5. No dissolution or termination of manager or member has occurred as the result of the transfer of any membership interest in the Company, the death or dissolution of any member or manager thereof, or otherwise; neither the manager nor any member thereof is or has been a debtor in a bankruptcy proceeding; and the Company is not one of a family or group of entities.

6. That there has been no dissolution of the Company resulting from transfers of member's interest or otherwise. In fact, the Company is presently in existence and in good standing under the laws of the State of Florida and has not been dissolved as of the date hereof.

7. Affiant further states that he is familiar with the nature of an oath, and with the penalties as provided by the laws of the State of Florida for falsely swearing to statements made in an instrument of this nature. Affiant further certifies to have read the full facts of this Affidavit, and understand its contents.

FURTHER AFFIANT SAYETH NAUGHT.



DANIEL CHTEINBERG

STATE OF FLORIDA

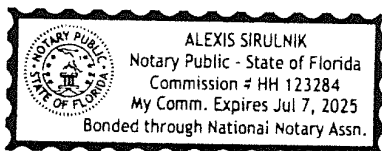
COUNTY OF MIAMI-DADE

Sworn and subscribed, the foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 29th day of March, 2022 by DANIEL CHTEINBERG, who is personally known to me or who has produced _____ as identification.



Notary Public, State of Florida

My Commission Expires:



SCHEDULE "A"

**UNANIMOUS WRITTEN CONSENT, RESOLUTION
AND CERTIFICATE OF INCUMBENCY**

The undersigned, being all of the members of JED EQUITIES LLC, a Florida limited liability company (the "Company"), do hereby agree to the following actions which have been duly adopted by all the members of the Company in lieu of holding a meeting, in compliance with the Articles of Organization for the Company, to-wit:

WHEREAS, the Company is hereby authorized to sell and convey that certain real property more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property") pursuant to that certain Purchase and Sale Agreement, as amended, between 1817 TAYLOR ST DEVELOPMENT LLC, a Delaware limited liability company, as Buyer and the Company, as Seller, dated as of November 1, 2021, as amended (the "Sale").

NOW, THEREFORE, BE IT RESOLVED, that the form, terms and provisions of, and the documents in connection with the sale of the Property are hereby authorized and approved in all respects, and that DANIEL CHTEINBERG, as Manager of the Company, is hereby authorized to execute, deliver and perform, in the name and on behalf of the Company, and to bind the Company to, any and all documents, including, but no limited to warranty deed, instruments, agreements, affidavits, assignments, closing statement and certificates of any kind or nature whatsoever, including, without limitation, any ancillary documents required in connection with the Sale of the Property as the manager shall determine to be necessary or appropriate to effectuate the foregoing transaction; and it is further

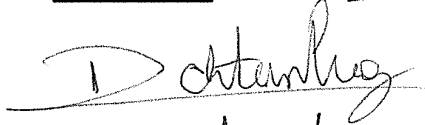
RESOLVED, that the execution and delivery of any document or instrument by DANIEL CHTEINBERG, as Manager of the Company, on behalf of the Company, shall constitute conclusive evidence that the terms and conditions contained in the documents and instruments associated with the foregoing have been determined to be appropriate by the Company pursuant to these resolutions and are binding upon the Company; and it is further

RESOLVED, that the undersigned members and managers hereby certify that these resolutions have been duly adopted and that they are in conformity with the Articles of Organization of the Company, together with any and all amendments thereto, and has not otherwise been further amended or modified as of the date hereof. There is no Operating Agreement for the Company and the undersigned are all of the members consenting to the foregoing transaction.

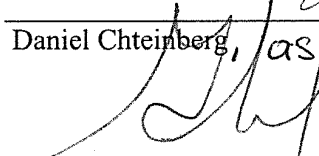
RESOLVED: That neither the managers nor members are a debtor in bankruptcy and have not been a debtor in bankruptcy since becoming members or managers of the Company.

The undersigned managers and members of the Company have executed this consent as of
March 29th, 2022.

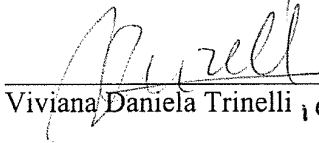
MEMBERS: and Managers:



Daniel Chteinberg, as Manager + Member



Esteban Aloia Macrett, as Manager + Member



Viviana Daniela Trinelli, as Member

Prepared by and return to:

Amanda H. Bender, Esq.

Eric P. Stein, P.A.

1820 NE 163 Street, Suite 100

North Miami Beach, FL 33162

Phone Number: 786-248-1000

Closing File Number: 23-RE-7033

Folio Number: 5142 15 01 8240

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Survey Affidavit

Before me, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared **Norberto A.D. Speciale** (the "Affiant"), who, after being by me first duly sworn or affirmed, depose(s) and say(s) that:

1. **1817 Taylor ST Development LLC, a Delaware limited liability company** (the "Borrower"), is the owner of and is refinancing the following described property to **Conkreta Financial LLC** (the "Lender"), to wit:

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida

(hereinafter the "Property")

2. The most recent survey for the Property was prepared by Cousins Surveyors & Associates, Inc. which is dated 6/29/2022 and identified as Project Number #4816-04. Said survey accurately depicts the current status of the improvements of the subject property which is vacant land. Affiant hereby certifies that: (a) no improvements have been constructed on the Property since the date of the survey which would constitute an encroachment, and (b) no improvements to adjoining land have been constructed that would encroach onto the Property.
3. All recording references set forth herein are to the Public Records of **Broward County, Florida**, unless otherwise noted. "Affiant", "Seller" and "Buyer" include singular or plural as context so requires or admits. This affidavit is given for the purpose of clearing any possible question or objection to the title to the above referenced property and, for the purpose of inducing **Eric P. Stein, P.A. and Old Republic National Title Insurance Company** to issue title insurance on the subject property, with the knowledge that said title companies are relying upon the statements set forth herein. Seller hereby holds **Eric P. Stein, P.A. and Old Republic National Title Insurance Company** harmless and fully indemnifies same (including but not limited to attorney's fees, whether suit be brought or not, and at trial and all appellate levels, and court costs and other litigation expenses) with respect to the matters set forth herein.
4. Affiant, in his capacity as Authorized Person, has personal knowledge of the facts contained herein.

[This section has been intentionally left blank, signature/notary pages to follow]

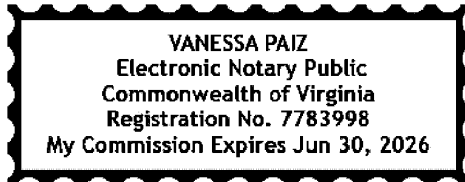
Under penalties of perjury, I declare that I have read the foregoing Affidavit and that the facts stated in it are true.

X Norberto A. D. Speciale
Norberto A.D. Speciale

STATE OF VIRGINIA
COUNTY OF ROANOKE

The foregoing instrument was sworn/affirmed to and subscribed before me by means of ☐ physical presence or ☒ online notarization, this 9th day of May, 2023 by Norberto A. D. Speciale. He ☐ is personally known or ☒ has produced Italian passport as identification.

[Notary Seal]



Vanessa Paiz
Commission Electronic Notary Public
State Of Virginia
Name: Vanessa Paiz
Acting in the County of: Roanoke
My Commission Exp: 30 June 2026
My Registration Number: 7883998
Completed via Remote Online Notarization
using 2-way Audio/Video technology

Prepared by and return to:

Amanda H. Bender Esq.

Eric P. Stein, P.A.

1820 NE 163 Street, Suite 100

North Miami Beach, FL 33162

Phone Number: 786-248-1000

Closing File Number: 23-RE-7033

Folio/Parcel ID Number: **5142 15 01 8240**

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AFFIDAVIT OF 1817 TAYLOR ST DEVELOPMENT LLC
(to Authorize Execution of a Real Estate Mortgage Loan)

BEFORE ME, the undersigned authority, duly authorized to take acknowledgments and administer oaths, personally appeared **NORBERTO A.D. SPECIALE** (the "Affiant"), who depose(s) and say(s) under penalties of perjury that:

1. This affidavit is made with regard to the following described property owned by **1817 TAYLOR ST DEVELOPMENT LLC, a Delaware limited liability company** (the "LLC"):

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida

(hereinafter the "Property").

2. Affiant makes this affidavit on individual knowledge and on behalf of the LLC. The LLC is a party to a mortgage finance transaction with **CONKRETA FINANCIAL LLC, a Florida limited liability company, ISAOA/ATIMA** (the "Lender") involving the Property, and the LLC is the *[mark all that apply]*:

- ☐ Seller
- ☐ Buyer
- ☒ Borrower

3. Affiant is the duly appointed "Authorized Person" of the LLC and has the authority to bind the LLC. The LLC is a member-managed limited liability company duly organized, existing and in good standing under the laws of the State of Delaware. Affiant, in his capacity as Authorized Person of the LLC, has the authority to execute any and all loan documents including but not limited to a commercial mortgage, an assignment of leases profits and rents, a promissory note, and any other loan and closing documents and affidavits (collectively the "Loan Closing Documents"). Affiant has the power described above based on the following:

[mark all that apply]:

- A. ☐ A statement of authority has been filed with the Florida Department of State and a certified copy thereof has been recorded on _____ in Official Records

Book _____, Page _____ of the Public Records of _____ County, Florida, granting authority to Affiant to execute the Closing Documents. Affiant has the authority to execute the Closing Documents on behalf of the LLC, and Affiant knows of no facts that may provide notice to any party to this transaction of any actual lack of authority of Affiant. The transaction qualifies as a bona fide transaction.

- B. ☒ Affiant is identified by name in the documents filed with the Florida Department of State as the Authorized Person of the LLC; Affiant has the written consent of all members of the LLC, and the LLC has complied with all procedures in the LLC's written operating agreement dated October 6, 2021 and as may be required by applicable law to authorize such signatory; and Affiant knows of no fact that may provide notice to Lender or the title/closing company of any actual lack of authority of Affiant. The transaction qualifies as a bona fide transaction.
- C. ☐ Affiant has produced certified copies of articles of organization and amendments thereto, if any, and a true and correct copy of regulations or operating agreement, which verify that Affiant may sign for the LLC. Affiant and the LLC have complied with all procedures to authorize such signatory.
- D. ☐ No operating agreement has been provided for review. Affiant has confirmed that there is no written or verbal operating agreement in place for the LLC.

4. The LLC consents to the mortgaging of the Property in favor of Lender, and Affiant confirms he is duly authorized to execute and deliver the Loan Closing Documents and any and all other documents related to the subject mortgage transaction with regards to the Property. All members of the LLC have consented to the subject mortgage loan transaction with Lender and have approved the content of this affidavit.

5. No certified statement of authority limiting, canceling or restrictively amending the authority of Affiant as the Authorized Person of the LLC has been filed with the Delaware or Florida Divisions of Corporation or otherwise recorded in the official records of the county where the Property lies.

6. Neither Affiant, the LLC, nor any member of the LLC is or has been a debtor in any bankruptcy or insolvency proceedings.

7. Affiant has not become dissociated from the LLC pursuant nor has Affiant or anyone whomsoever wrongfully caused the dissolution of the LLC.

8. *Mark as applicable:*
- ☒ LLC is not one of a family or group of entities.
- ☐ LLC is one of a family or group of entities, but none of the other entities in this family or group of entities is a debtor in bankruptcy. [The following are to be considered in determining whether or not the company is one of a family or group of entities: having principals in common with other entities; being functionally or operationally related to another entity; whether funds flow upstream or downstream to other entities; whether funds or other assets are commingled with those of other entities.]

9.. There are no creditors who have acquired or are attempting to acquire control of the LLC by executing on or attaching or seizing a member's ownership interest in the LLC.

10. This affidavit is made to induce **Old Republic National Title Insurance Company** through its issuing agent, **Eric P. Stein, P.A.** (collectively the "Title Insurer"), to insure title to the Property. The LLC agrees to indemnify and hold the Title Insurer harmless of and from any loss or damage resulting from the reliance on the matters set forth in this affidavit.

11. Affiant, by signing below, swears or affirms that the facts stated herein are true and correct.

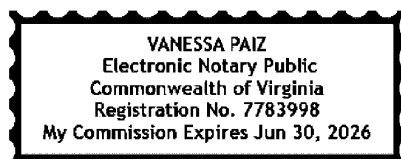
Norberto A. D. Speciale
NORBERTO A.D. SPECIALE

STATE OF VIRGINIA

COUNTY OF ROANOKE

The foregoing instrument was sworn/affirmed to and subscribed before me by means ☒ physical presence or ☐ online notarization, this 9th day of May, 2023 by **NORBERTO A.D. SPECIALE**, who ☐ is personally known or ☒ has produced _____ Italian passport _____ as identification.

[Notary Seal]



Vanessa Paiz
Commission Electronic Notary Public
State Of Virginia
Name: Vanessa Paiz
Acting in the County of: Roanoke
My Commission Exp: 30 June 2026
My Registration Number: 7883998
Completed via Remote Online Notarization
using 2-way Audio/Video technology

Prepared by and Return to:

Eric P. Stein, Esq.
Eric P. Stein, P.A.
1820 N.E. 163rd Street, Ste. 100
North Miami Beach, FL 33162
Tel (786) 248-1000
Broward County Parcel ID # 5142 15 01 8240

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ASSIGNMENT OF LEASES, PROFITS AND RENTS

This assignment is made as of this 9th day of May, 2023 between **1817 Taylor St Development LLC, a Delaware limited liability company**, whose mailing address is 1212 NW 82nd Avenue, Doral, Florida 33126, (hereinafter called the "Borrower" or the "undersigned") and **Conkreta Financial LLC, a Florida limited liability company**, its successors, legal representatives and/or assigns, whose address is 2980 NE 207th Street, Suite #409, Aventura, FL 33180 (hereinafter "Lender").

WHEREAS, Borrower has executed and delivery to Lender a commercial mortgage and security agreement (hereinafter, the "Mortgage") in favor of Lender, encumbering the real property legally described as follows:

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

which Mortgage was given to secure that certain promissory note executed by Borrower in favor of Lender in the total amount of THREE-MILLION-THREE-HUNDRED-FIFTY-THOUSAND-AND-00/100 (\$3,350,000.00) Dollars (the "Note"), and Lender is the legal owner and holder of the Note and the Mortgage; and

WHEREAS, the Lender requires that the Note be further secured by an Assignment of Leases, Profits and Rents as a condition to Lender's agreement to disburse the loan proceeds.

NOW, THEREFORE, the undersigned, for and in consideration of these presents and the mutual agreements herein contained and as further and additional security to Lender, and in consideration of the sum of TEN DOLLARS (\$10.00) to the undersigned in hand paid, the receipt whereof is hereby acknowledged, and pursuant to the requirements of the Lender in connection with the Loan to the Borrower, does hereby sell, assign and transfer unto Lender all the rents, issues and profits now due and which may hereafter become due under or by virtue of any lease, whether written or verbal, or any letting of, or of any agreement for the use or

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occupancy of the premises above described or any part thereof, which may have been heretofore or may be hereafter made or agreed to or which may be made or agreed to by Lender under the powers herein granted, it being the intention hereby to establish an absolute transfer and assignment of all said leases, rents, and agreements, and all the avails thereof, to Lender, and the undersigned does hereby irrevocably appoint Lender as its true and lawful attorney in its name and stead (with or without taking possession of the aforesaid premises), to rent, lease or let all or any portion of said premises to any party or parties at such rental and upon such terms as Lender may determine, in its sole discretion, and to collect all of said rents, issues and profits arising from or accruing at any time hereafter, and all now due, or that may hereafter become due under each and all of the leases and agreements, written or verbal, or other tenancy existing or which may hereafter exist on said premises, with the same rights and powers and subject to the same immunities, exoneration of liability and rights of recourse and indemnity as Lender would have upon taking possession of the said premises pursuant to the provisions hereinafter set forth.

The undersigned represents and agrees that no rent has been or will be paid by any person or entity in possession of any portion of the above described premises for more than two months in advance and that the payment of the rents to accrue for any portion of said premises has not been or will not be waived, released, reduced, or discounted, or otherwise discharged or compromised by the undersigned. The undersigned waives any right of setoff against any person in possession of any portion of the above described premises. The undersigned agrees that it will not further assign any of the rents or profits of the premises.

Nothing herein contained shall be construed so as to make Lender a "mortgagee in possession" in the absence of the taking of actual possession of the said premises by Lender pursuant to the provisions hereinafter contained. In the exercise of the powers herein granted to Lender, no liability shall be asserted or enforced against Lender, all such liability being expressly waived and released by the undersigned.

The undersigned further agrees to assign and transfer to Lender all future leases upon all or any part of the above described premises and to execute and deliver, immediately upon the request of Lender, all such further assurances and assignments in the premises as Lender shall from time to time require.

Although it is the intention of the parties that this assignment of rents shall be a present assignment, it is expressly understood and agreed, anything herein contained to the contrary notwithstanding, that Lender shall not exercise any of the rights and powers conferred upon it herein until and unless a default shall occur in the payment of interest or principal due under the Note secured by the above described Mortgage or in the performance or observance of any of the conditions or agreements of any documents or instruments executed in connection with the Loan, or of any instrument now or at any time securing the Notes, as the same may be modified or extended, and nothing herein contained shall be deemed to effect or impair any rights which Lender may have under the Note and Mortgage, or any other instrument securing the Note.

In any case in which under the provisions of the Mortgage Lender has a right to institute foreclosure proceedings, whether before or after the entire principal sum secured thereby is declared to be immediately due, or whether before or after institution of legal

BORROWER'S INITIALS N.A.D.S.

proceedings to foreclose the lien thereof or before or after sale thereunder, forthwith, upon demand of Lender, the undersigned agrees to surrender to Lender and Lender shall be entitled to take actual possession of the premises or any part thereof personally, or by its agents or attorneys, and Lender in its discretion may, with or without force and with or without process of law, enter upon and take and maintain possession of all or any part of said premises, together with all the documents, books, records, papers and accounts of the undersigned or the then owner of the premises relating thereto, and may exclude the undersigned, its agent or servants wholly therefrom and may as attorney in fact or agent of the undersigned, or in its own name as mortgagee and under the powers herein granted, hold, operate, manage and control the premises and conduct the business, if any, thereof either personally or by its agents, contractors or nominees, with full power to use such measures, legal or equitable, as in its discretion or in the discretion of its successors or assigns may be deemed proper or necessary to enforce the payment of the rents, issues and profits of the premises, including actions for the recovery of rent, actions in forcible detainer and actions in distress of rent, hereby granting full power and authority to exercise each and every of the rights, privileges and powers herein granted at any and all times hereafter, without notice to the undersigned, and with full power to cancel or terminate any lease or sublease for any cause or on any ground which would entitle undersigned to cancel the same, to elect to disaffirm any lease or sublease made subsequent to the Mortgage or subordinated to the lien thereof, to make all necessary or proper repairs, decorations, renewals, replacements, alterations, additions, betterments and improvements to the above described premises that may seem judicious, in its discretion, to insure and reinsure the same for all risks incidental to Lender's possession, operation and management thereof and to receive all such rents, issues and profits.

Lender shall not be obligated to perform or discharge, nor does it hereby undertake to perform or discharge, any obligation, duty or liability under any leases or rental agreements relating to said premises, and the undersigned shall and does hereby agree to indemnify and hold Lender harmless of and from any and all liability, loss or damage which it may or might incur under any leases or agreements or under or by reason of the assignment thereof, and of and from any and all claims and demands whatsoever which may be asserted against it by reason of any alleged obligations or undertakings on its part to perform or discharge any of the terms, covenants or agreements contained in said leases or agreements.

Lender in the exercise of the rights and powers conferred upon it by this assignment of rents shall have full power to use and apply the rents, issues and profits of the premises to the payment of or on account of the following, in such order as it may determine:

(a) To the payment of the operating expenses of said property, including cost of management and leasing thereof (which shall include reasonable compensation to Lender and its agents or contractors, if management be delegated to any agent or contractors, and it shall also include lease commissions and other compensation and expenses of seeking and procuring tenants and entering into leases), established claims for damages, if any, and premiums on insurance hereinabove authorized;

(b) To the payment of taxes and special assessments now due or which may hereafter become due on said premises;

BORROWER'S INITIALS N.A.D.S.

(c) To the payment of all repairs, decorating, renewals, replacements, alterations, additions, or betterments and improvements of said premises, including, without limitation, the cost from time to time of installing and/or replacing refrigeration and gas or electric stoves therein, and of placing said property in such condition as will, in the judgment of the mortgagee, make it readily rentable; and

(d) To the payment of any indebtedness secured by the Mortgage or any deficiency which may result from any foreclosure sale.

The undersigned does further specifically authorize and instruct each and every present and future lessee or tenant of the whole or any part of the above described premises to pay all unpaid rental agreed upon in any tenancy to Lender upon receipt of demand from Lender to pay the same.

It is understood and agreed that the provisions set forth in this assignment shall be deemed as a special remedy given to Lender and shall not be deemed exclusive of any of the remedies granted in the Note, Mortgage, or other collateral documents executed in connection with the Loan but shall be deemed an additional remedy and shall be cumulative with the remedies therein granted.

Whenever the word "undersigned" is mentioned herein, it is hereby understood that the same includes and shall be binding upon successors and assigns (including successors by consolidation) of the undersigned, and any party or parties holding title to the above described premises by, through or under the undersigned. All of the rights, powers, privileges and immunities herein granted and assigned to Lender shall also inure to its successors and assigns, including all holders, from time to time, of the above described Note.

It is expressly understood that no judgment or decree which may be entered on any debt secured or intended to be secured by the Mortgage shall operate to abrogate or lessen the effect of this instrument, but that the same shall continue in full force and effect until the payment and discharge of any and all indebtedness secured by the Mortgage, in whatever form said indebtedness may be and until the indebtedness secured by the Mortgage shall have been paid in full and all bills incurred by virtue of the authority herein contained have been fully paid out of rents, issues and profits of the property, or by the undersigned, or until such time as this instrument may be voluntarily released. This instrument shall also remain in full force and effect during the pendency of any foreclosure proceedings, and throughout the completion and consummation thereof, unless the indebtedness secured by the Mortgage is fully satisfied before the expiration of any period redemption.

[SIGNATURE AND NOTARY PAGE TO FOLLOW]

BORROWER'S INITIALS NADS.

IN WITNESS WHEREOF, the undersigned has executed this Assignment of Leases, Profits and Rents effective as of the date first written above.

Signed, sealed and delivered
in the presence of:

**1817 Taylor St Development LLC, a
Delaware limited liability company**

Lisandro Gabriel Blanco

Norberto A. D. Speciale

Witness: Lisandro Gabriel Blanco

By: Norberto A.D. Speciale

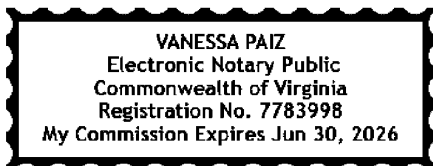
Its: Authorized Person

Vanessa Paiz
Witness: Vanessa Paiz

STATE OF VIRGINIA)

COUNTY OF ROANOKE)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization this 9th day of May, 2023, by **Norberto A.D. Speciale** in his capacity as Authorized Person of 1817 Taylor St Development LLC, a Delaware limited liability company, who [] is personally known to me to be the person described or who [x] has produced Italian passport as identification,.



Vanessa Paiz
Commission Electronic Notary Public
State Of Virginia
Name: Vanessa Paiz
Acting in the County of: Roanoke
My Commission Exp: 30 June 2026
My Registration Number: 7883998
Completed via Remote Online
Notarization
using 2-way Audio/Video technology

BORROWER'S INITIALS N.A.D.S.

Prepared by and Return to:

Eric P. Stein, Esq.
Eric P. Stein, P.A.
1820 N.E. 163rd Street, Ste. 100
North Miami Beach, FL 33162
Tel (786) 248-1000
Broward County Parcel ID # 5142 15 01 8240

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COMMERCIAL MORTGAGE AND SECURITY AGREEMENT

THIS MORTGAGE is executed as of the 9th day of May, 2023, by **1817 Taylor St Development LLC, a Delaware limited liability company** (hereinafter "Mortgagor"), which term shall include Mortgagor's successors, heirs, legal representatives and permitted assigns), whose mailing address is 1212 NW 82nd Avenue, Doral, Florida 33126, and **Conkreta Financial LLC, a Florida limited liability company** (hereinafter "Mortgagee", which term shall include its successors, legal representatives and/or assigns), whose mailing address is 2980 NE 207th Street, Suite #409, Aventura, FL 33180.

WITNESSETH:

For payment of the sum of Ten and 00/100 (\$10.00) Dollars and other good and valuable consideration and to provide additional collateral to secure the payment of the sums of money due under a Promissory Note in the amount of THREE-MILLION-THREE-HUNDRED-FIFTY-THOUSAND-AND-00/100 (**\$3,350,000.00**) US DOLLARS (the "Note") of even date herewith from Mortgagor to Mortgagee, together with interest thereon, and all other sums of money secured hereby as hereinafter provided, Mortgagor does hereby grant, mortgage, transfer and set over to Mortgagee all of Mortgagor's right, title and interest in and to the following (hereafter collectively referred to as the "Mortgaged Property"):

(A) All of Mortgagor's rights and interests in and to the real property legally described as follows:

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

(the "Real Property" or the "Mortgaged Property"); and

(B) All buildings, structures, and improvements of every nature whatsoever now or hereafter situated on the said Real Property, and all furniture, furnishings, fixtures, machinery, equipment, inventory, and materials on site, and personal property of every nature whatsoever now or hereafter owned by Mortgagor and located in, on or used or intended to be used in connection with the operation of said Real Property, buildings, structures, or other

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improvements, including all extensions, additions, improvements, betterments, renewals and replacements to any of the foregoing (the "Improvements"), and all casualty insurance proceeds, condemnation awards and rents to be derived from the Improvements and the real property; and all of the right, title and interest of Mortgagor in any such personal property or fixtures subject to a conditional sales contract, chattel mortgage or similar lien or claim together with the benefit of any deposits or payments now or hereafter made by Mortgagor or on its behalf; and together with all and singular the tenements, hereditaments, easements and appurtenances thereunto belonging, or in any wise appertaining, and the rents, issues, and profits thereof, and also all the estate, right, title, interest and all claims and demands whatsoever, as well in law as in equity, of Mortgagor in and to the same, and every part and parcel thereof, and also specifically but not by way of limitation all gas and electric fixtures, radiators, heaters, water pumps, air conditioning equipment, machinery, boilers, ranges, elevators and motors, bath tubs, sinks, water closets, water basins, pipes, faucets, and other plumbing and heating fixtures, mantels, refrigerating plants and ice boxes, window screens, screen doors, venetian blinds, cornices, storm shutters and awnings, which are now or may hereafter pertain to or be used with, in or on said premises, even though they be detached or detachable, are and shall be deemed to be fixtures and accessories to the freehold and a part of the realty; and

(C) All riparian rights, leases, rents, deposits, profits, licenses and permits in any way relating to the Real Property and the Improvements.

TO HAVE AND TO HOLD the same, together with the tenements, hereditaments and appurtenances thereunto belonging, and the rents, issues and profits thereof, unto the said Mortgagee.

THIS MORTGAGE IS PAYABLE IN FULL ON MAY 8, 2024.

The conditions of this Mortgage are that if Mortgagor shall well and truly pay to Mortgagee the indebtedness evidenced by the Note together with any future advance or note hereafter executed in accordance with Paragraph 13 of this Mortgage and secured by the lien of this Mortgage, together with interest as therein stated, and shall perform, comply with and abide by each and every stipulation, agreement, condition and covenant contained and set forth in this Mortgage, the Note and all other documents executed or delivered in connection herewith or therewith (the "Loan Documents"), then this Mortgage and the estate hereby created shall cease and be null and void, otherwise to remain in full force and effect.

Mortgagor hereby warrants to Mortgagee that it is indefeasibly seized with the absolute and fee simple title to the Mortgaged Property, that this conveyance constitutes a first mortgage on all of the Mortgaged Property, and that it will defend the same against the lawful claims and demands of all persons whomsoever.

Mortgagor and Mortgagee further covenant and agree as follows:

1. Mortgagor will promptly pay when due the amounts due under the Note and perform, comply with and abide by each and every stipulation, agreement, condition and covenant contained in the Note, this Mortgage and the Loan Documents. A late charge equal to

BORROWER'S INITIALS N.A.D.S.

ten percent (10%) of the payment then due shall be imposed on any payment due under any of the Loan Documents not made within five (5) days of the due date to compensate Mortgagee for the additional costs, including but not limited to increased administrative costs, costs for additional bookkeeping entries, collection activity and other similar items incurred as a result of the late payment. Mortgagor recognizes that the exact amount of additional costs which will be incurred by Mortgagee are difficult to calculate and the late charge provided for hereunder represents a reasonable estimate of those probable costs. In no event shall this provision waive Mortgagee's right to declare a default and accelerate and demand immediate payment of all of the outstanding principal balance for any payment not made within five (5) days of the due date for said payment.

2. (a) Mortgagor will pay all governmental taxes, encumbrances and other assessments, levies or liens now or hereafter levied or imposed upon or against the Mortgaged Property prior to such taxes, assessments and liens becoming delinquent and will furnish Mortgagee with paid receipts therefor, or shall pay any escrows required by Lender. If the same or any part thereof are not paid prior to becoming delinquent, Mortgagee may, at its option, pay same without waiving or affecting Mortgagee's option to foreclose this Mortgage, or any other right of Mortgagee hereunder.

(b) If required by Mortgagee, Mortgagor will pay Mortgagee, on the first day of each calendar month, a sum equal to one-twelfth (1/12) of the annual amounts necessary to pay all taxes and assessments against the said Mortgaged Property, together with the premiums for the insurance required by this Mortgage and the Loan Documents, said monthly sum to be estimated by Mortgagee and calculated based upon an annual amount not less than the amount of taxes assessed against the Mortgaged Property for the previous year and the amount of insurance premiums for the required insurance.

(c) After first giving written notice of its intention to do so to Mortgagee, Mortgagor may, at its expense, contest in good faith any such levy, tax, assessment or other charge levied or imposed against the Mortgaged Property and, in such event, may permit the items so contested to remain partially undischarged and unsatisfied (i.e. 25% undischarged) during the period of such contest and any appeal therefrom unless Mortgagee shall notify Mortgagor in writing that non-payment of any such items will cause the lien or priority of this Mortgage to be materially endangered or the Mortgaged Property or any part thereof will be subject to loss or forfeiture, in which event Mortgagor shall promptly pay or bond and cause to be satisfied or discharged all such unpaid items or furnish, at Mortgagor's expense, indemnity satisfactory to Mortgagee.

3. In the event Mortgagor fails to timely pay principal or interest in the manner provided for in the Note on or before the date when due, including any applicable grace period described in the Promissory Note, or fail to fully and promptly perform any other obligation under this Mortgage, the Note or the Loan Documents, or to otherwise execute, comply with and abide by each and every one of the covenants, conditions or stipulations of this Mortgage, the Note or the Loan Documents, Mortgagor shall be deemed to be in default and all of the outstanding principal and interest due under the Note and any and all sums mentioned herein or secured hereby shall, at Mortgagee's option, become immediately due and payable.

BORROWER'S INITIALS NADS

4. In the event of a suit being instituted to foreclose this Mortgage, Mortgagee shall be entitled to apply at any time after the commencement of such suit to the court having jurisdiction thereof for the appointment of a receiver of all the Mortgaged Property, and of all rents, income, profits, issues and revenues thereof, from whatsoever source derived. Mortgagor agrees that the court shall forthwith appoint such receiver with the usual powers and duties of receivers in like cases and that said appointment shall be made by the court as a matter of strict right of Mortgagee, without reference to the adequacy of the value of the Mortgaged Property, or the solvency of Mortgagor or any other party defendant to such suit. Mortgagor hereby waives the right to object to the appointment of a receiver and consents that such appointment shall be made as an admitted equity of Mortgagee.

5. Mortgagor will, at its expense, obtain and maintain the following insurance coverage during such time as there are any sums due by Mortgagor to Mortgagee under the Loan Documents:

(a) broad form public liability insurance for loss of life and personal injury arising out of any one occurrence, and for loss of life or personal injury to any one person and for property damage, in amounts reasonably satisfactory to Mortgagee; and

(b) an all risks form of casualty insurance insuring the Improvements against loss or damage by fire, storm and all other perils for no less than their full replacement cost; and

(c) flood insurance covering the Improvements for an amount equal to the lesser of (i) the outstanding principal balance under the Note, or (ii) the maximum coverage available for the Improvements under the National Flood Insurance Program. All such policies shall specifically name Mortgagee as a loss payee or an additional insured (in Mortgagee's sole discretion) and shall be with such companies, on such forms and with such deductibles as Mortgagee may require and shall each contain an endorsement by the insurer agreeing to not cancel or materially alter any such policy without thirty (30) days prior written notice to Mortgagee. Copies of the initial and renewal policies and original certificates shall be furnished to Mortgagee and such policies shall have affixed thereto a Standard Mortgagee Clause making all proceeds under such policies payable to Mortgagor and Mortgagee, as their interests may appear. In the event the Improvements are destroyed or damaged by fire or other casualty, any insurance proceeds shall be paid to Mortgagee. Mortgagee shall have the option to apply the same on account of the indebtedness secured hereby or to permit Mortgagor to use all or any portion thereof, for the purpose of reconstructing and repairing the Improvements, without thereby waiving or impairing any equity, lien or right under or by virtue of this Mortgage. If Mortgagor fails to furnish the insurance required hereunder, Mortgagee may place and pay for such insurance, or any part thereof, without losing, waiving or affecting Mortgagee's option to foreclose for breach of this covenant or any right or option under this Mortgage.

6. Mortgagor will not permit or commit any waste to the Mortgaged Property and will at all times maintain the Mortgaged Property in a state of good repair and condition and will not do or permit anything to be done to the Mortgaged Property that will alter or change the

BORROWER'S INITIALS NADS

use and character of said property or impair or weaken the security of this Mortgage. In case of the refusal, neglect or inability of Mortgagor to repair and maintain the Mortgaged Property, Mortgagee may, at its option, make such repairs or cause the same to be made and advance funds for such purpose, which sums shall be secured by the lien hereof. Mortgagor shall provide Mortgagee with a certified rent roll and a copy of any rental agreement concerning the Mortgaged Property upon request of Mortgagee.

7. No waiver of any covenant contained in the Note, this Mortgage, the Loan Documents or in any other instrument securing payment of the Note shall at any time be held to be a waiver of any of the other terms of this Mortgage, the Note or the Loan Documents, or a future waiver of the same covenant.

8. In order to accelerate the maturity of the indebtedness secured hereby because of Mortgagor's failure to pay any governmental tax, assessment, liability, obligation or encumbrance upon the Mortgaged Property, or any other payment required to be paid by Mortgagor pursuant to this Mortgage or the Loan Documents, it shall not be necessary or required that Mortgagee first pay same.

9. Mortgagor shall not sell or convey any part of the Mortgaged Property without Mortgagee's prior written consent. Without in any way limiting the generality of this paragraph, any transaction (i) conveying any interest in the Mortgaged Property pursuant to an agreement for deed; (ii) resulting in a lease of all of the Mortgaged Property except in the ordinary course of business; or (iii) resulting in a transfer of any of the corporate stock/membership interest of a corporate Mortgagor; shall constitute a conveyance pursuant to this paragraph and therefore a default by Mortgagor and give rise to all rights of Mortgagee contained in this paragraph. Unless this Mortgage is paid off in full at the time of transfer, Mortgagee shall have the right to accelerate and declare the Note secured hereby immediately due and payable without notice, whereupon all the unpaid principal and accrued interest and all other sums hereby secured shall become immediately due and payable. Alternatively, Mortgagee may elect to require any future owner(s) of the Mortgaged Property to execute any and all documents, in such form deemed acceptable to Mortgagee in Mortgagee's sole and absolute discretion, which Mortgagee requires to protect its interest in the Mortgaged Property. All reasonable attorneys' fees and costs incurred by Mortgagee in connection with the preparation and recordation of said documents, shall be borne by Mortgagor.

10. If any mechanic's, materialman's, laborer's or any other lien or claim is filed against all or any portion of the Mortgaged Property or if any proceedings are instituted against all or any portion of the Mortgaged Property upon any lien or claim of any nature whatsoever, regardless of whether such lien or claim is junior or superior to the lien of this Mortgage, Mortgagee may declare a default and accelerate and demand immediate payment of all sums due under the Note unless Mortgagor shall remove such lien or satisfy such claim by payment or by transferring same to a bond issued by a surety company acceptable to Mortgagee within thirty (30) days after the filing of such lien or the institution of such claim.

11. In the event Mortgagor shall (i) consent to the appointment of a receiver, trustee or liquidator of all or a substantial part of their assets, or (ii) file a voluntary petition in

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bankruptcy, or admit in writing their inability to pay their debts as they become due, or (iii) make a general assignment for the benefit of creditors, or (iv) file a petition or answer seeking reorganization or arrangement with creditors, or to take advantage of any insolvency law, or (v) file an answer admitting the material allegations of a petition filed against any of them in any bankruptcy, reorganization or insolvency proceeding, or (vi) action shall be taken by any of them for the purpose of effecting any of the foregoing, or (vii) any order, judgment or decree is entered upon the application of a creditor of any of them by a court of competent jurisdiction approving a petition seeking appointment of a receiver or trustee of all or a substantial part of the assets of any of them, or declaring any one of them bankrupt or insolvent, then upon the occurrence of any of such events, Mortgagee may accelerate and declare the Note secured hereby immediately due and payable, whereupon all the unpaid principal of and accrued interest on the Note and all other sums hereby secured shall become immediately due and payable.

12. Mortgagee or any of its agents shall have the right to enter upon and inspect the Mortgaged Property at all reasonable times upon reasonable notice.

13. Any sum or sums which may be loaned or advanced by Mortgagee to Mortgagor at any time from the date of this Mortgage, together with interest thereon at the rate agreed upon at the time of such loan or advance, shall be equally secured with and have the same priority as to original indebtedness and be subject to all the terms and provisions of this Mortgage. The aggregate amount of principal outstanding at any time and secured by this Mortgage shall not exceed one hundred fifty percent (150%) of the original principal amount of the Note secured hereby.

14. Upon Mortgagee's request, Mortgagor will furnish a written statement of the amount owing on the obligation which this Mortgage secures and therein state whether or not it claims any defaults, defenses or offsets thereto. Additionally, Mortgagor agrees to furnish Mortgagee current unaudited financial statements within ten (10) days following the request for same by Mortgagee, during the term of the Note.

15. Nothing herein contained, nor any instrument or transaction related hereto, shall be construed or so operate as to require Mortgagor, or any person liable for the payment of the loan made pursuant to the Note and Loan Documents secured by this Mortgage, to pay interest in an amount or at a rate greater than the maximum allowed by law. Should any interest or other charges paid by Mortgagor, or any parties liable for the payment of the Note secured by this Mortgage, result in the computation or earning of interest in excess of the maximum rate of interest which is permitted under law, then any and all such excess shall be and the same is hereby waived by Mortgagee, and all such excess shall be automatically credited against and in reduction of the principal balance, and any portion of said excess which exceeds the principal balance shall be paid by Mortgagee to Mortgagor and any parties liable for the payment of the Note secured by this Mortgage, it being the intent of the parties hereto that under no circumstances shall Mortgagor, or any parties liable for the payment of the Note secured hereby, be required to pay interest in excess of the maximum rate allowed by law.

16. If all or any material portion of the Mortgaged Property is damaged or taken through the exercise of the power of eminent domain (which term when used in this

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Mortgage shall include any transfer by private sale in lieu thereof), the entire indebtedness secured hereby shall become immediately due and payable and the entire proceeds of Mortgagor's award shall be paid to Mortgagee and applied by it towards the payment of the sums secured hereby pursuant to the terms of the Promissory Note, with the remaining balance, if any, to be paid over to Mortgagor. Mortgagee is hereby authorized, at its option, to commence, appear and prosecute, in its own or Mortgagor's name, any action or proceeding relating to any condemnation, and to settle or compromise any claim in connection therewith. All such compensation, awards, damages, claims, rights of action and proceeds, and the right thereto are hereby assigned by Mortgagor to Mortgagee, and Mortgagor agrees to execute such further assignments of any compensation, awards, damages, claims, rights of action and proceeds as Mortgagee may require.

17. This Mortgage shall also be construed and shall operate as a security agreement under the State of Florida Uniform Commercial Code.

18. To further secure payment of Mortgagor's indebtedness to Mortgagee, Mortgagor does hereby sell, assign, transfer and set over to Mortgagee all of the rents, issues and profits of the Mortgaged Property. Although this is a presently effective assignment, it shall become operative only upon any uncured noncompliance by Mortgagor under the terms of this Mortgage, the Note or the Loan Documents, and Mortgagee shall thereafter have the right to enter upon the Mortgaged Property and collect the same directly from the persons in possession.

19. Time is of the essence to this Mortgage and all the provisions hereof.

20. In the event any legal action is commenced to enforce the provisions of this Mortgage or as a result of the relationship created hereby, Mortgagee shall be entitled to recover all attorneys' fees, costs, charges and expenses incurred or paid by it at both trial and all appellate levels.

21. All rights and remedies granted to Mortgagee herein shall be in addition to and not in lieu of any rights and remedies provided to mortgagees by law or statute, and the invalidity of any right or remedy herein provided by reason of its conflicts with applicable law or statute shall not affect any other valid right or remedy afforded to Mortgagee by any provision hereof or by applicable law.

22. To the extent of the indebtedness of Mortgagor to Mortgagee as described herein and secured hereby, Mortgagee is subrogated to the lien or liens and to the rights of the owners and holders of each and every mortgage, lien or other encumbrance on the Mortgaged Property or any part thereof which is paid or satisfied, in whole or in part, out of the proceeds of the Note. The respective liens of said mortgages, liens or other encumbrances shall be preserved and shall pass to and be held by Mortgagee as security for the indebtedness described herein or secured hereby, to the same extent that it would have been preserved and would have been passed to and held by Mortgagee had it been duly and regularly assigned to Mortgagee by separate assignment, notwithstanding the fact that the same may be satisfied and cancelled of record, it being the intention of the parties that the same will be satisfied and cancelled of record by the holder thereof at or about the time of the recording of this Mortgage.

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23. Mortgagor warrants and represents that it has no knowledge of any violations of any type or manner of any law, ordinance, orders, requirements or regulations imposed on or affecting the Mortgaged Property, that Mortgagor shall not permit any such violation to be created or to exist and that Mortgagor has not received notice of any such violation from any municipal, county, federal or state government or agency thereof. In the event that Mortgagor receives any notice of any such violation from any governmental body or agency thereof, Mortgagor agrees to immediately give notice thereof to Mortgagee, and to take all necessary or appropriate actions to cure or otherwise resolve such violation within thirty (30) days after receipt by Mortgagee of the notice of violation. In the event any such violation is not cured or otherwise resolved within said thirty (30) day period, Mortgagee may declare the Note hereby secured forthwith due and payable, whereupon the principal of and the interest accrued on the Note and all other sums hereby secured shall become forthwith due and payable.

24. Mortgagor shall deliver to Mortgagee the abstracts of title covering the Mortgaged Property, which shall at all times during the life of this Mortgage remain in the possession of Mortgagee. In the event of the foreclosure of this Mortgage or other transfer of title, all right, title and interest of Mortgagor to any such abstract of title shall pass to the purchaser or grantee.

25. In case of any material damage to or destruction of all or any part of the Mortgaged Property, Mortgagor shall give prompt notice thereof to Mortgagee. In case of a taking or proposed taking of all or any part of the Mortgaged Property or any right therein by eminent domain, the party upon which notice of such taking is served shall give prompt notice to the other. Each such notice shall generally describe the nature and extent of such damage, destruction, taking, loss, proceedings or negotiations.

26. (a) This Mortgage further secures all costs, fees, charges and expenses of every kind, including the cost of an abstract of title to the Real Property, in connection with any suit for the foreclosure of this Mortgage, and reasonable attorneys' fees incurred or expended at any time by Mortgagee because of the failure of Mortgagor to perform, comply with and abide by the covenants, conditions and stipulations of the Note, this Mortgage or the Loan Documents.

(b) If Mortgagor fails to comply with any provision of this Mortgage, the Note or the Loan Documents and Mortgagee expends any money in obtaining the performance or satisfaction of such requirement, then all such sums shall bear interest from the date of disbursement by Mortgagee at the highest rate permitted by law and, if no such rate is specified, then at the rate of twenty-five percent (25%) per annum.

27. This Mortgage shall be governed and construed under the laws of the State of Florida.

28. Mortgagor agrees:

(a) To comply with all the terms, covenants, agreements and conditions of any mortgage encumbering the property herein described, whether superior or junior to the lien of this Mortgage.

BORROWER'S INITIALS N.A.D.S.

(b) That any default, breach or violation of any term, covenant, agreement or condition of any such mortgage, whether superior or junior to the lien of this Mortgage, shall be a default hereunder and shall vest in Mortgagee all and every one of the remedies herein provided for in case of default.

(c) That failure by Mortgagor to pay the monies referred to in any such mortgage, whether superior or junior to the lien of this Mortgage, within fifteen (15) days next after the same severally become due and payable, shall also constitute a default under this Mortgage.

(d) That if any proceedings should be instituted against the property covered by this Mortgage upon any other lien or claim whether superior or junior to the lien of this Mortgage, Mortgagee may at its option immediately upon institution of such suit or during the pendency thereof declare this Mortgage and the indebtedness secured hereby due and payable forthwith and may at its option proceed to foreclose this Mortgage.

(e) That Mortgagee shall have the right, at its option, to cure any default under any such mortgage, whether superior or junior to the lien of this Mortgage.

(f) That any sums advanced by Mortgagee in curing said defaults shall be included as part of the debt of Mortgagor and shall be secured by this Mortgage and shall become immediately due and payable upon advancement.

(g) Mortgagor covenants and agrees not to enter into any agreement with the holder of any such mortgage, whether junior or senior to the lien of this Mortgage, modifying or amending any of the provisions dealing with payment of principal or interest under any such mortgage without the prior written consent of Mortgagee.

(h) Mortgagor covenants and agrees that no further advances shall be made under the provisions for future advances, if any, under any such mortgage, or, in the alternative, Mortgagors covenant and agree that any advances made to them under any such mortgage shall be applied to reduce the balance under this Mortgage.

29. Mortgagor further warrants to Mortgagee that, to the best of its knowledge, the Mortgaged Property is not presently being used for the handling, storage, transportation, or disposal of hazardous or toxic materials, and no notice or advice has been received by Mortgagor of any condition or state of facts that would contribute to a claim of pollution or any other damage to the environment by reason of the conduct of any business on the Mortgaged Property or operation of the Mortgaged Property, whether past or present. Mortgagor acknowledges that Mortgagee has relied upon Mortgagor's representations, has made no independent investigation of the truth thereof, is not charged with any knowledge contrary thereto that may be received by an examination of the public records in Tallahassee, Florida and the county where the Real Property is located, or that may have been received by any officer, director, agent, employee or shareholder of Mortgagee.

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30. Mortgagor hereby agrees that, in consideration of the recitals and mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, in the event Mortgagor shall (i) file with any bankruptcy court of competent jurisdiction or be the subject of any petition under Title 11 of the U.S. Code, as amended, (ii) be the subject of any order for relief issued under such Title 11 of the U.S. Code, as amended, (iii) file or be the subject of any petition seeking any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or other relief for debtors, (iv) have sought or consented to or acquiesced in the appointment of any trustee, receiver, conservator, or liquidator, (v) be the subject of any order, judgment, or decree entered by any court of competent jurisdiction approving a petition filed against such party for any reorganization, arrangement, composition, readjustment, liquidation, dissolution, or similar relief under any present or future federal or state act or law relating to bankruptcy, insolvency, or relief for debtors, Mortgagee shall thereupon be entitled to relief from any automatic stay imposed by Section 362 of Title 11 of the U.S. Code, as amended, or otherwise, on or against the exercise of the rights and remedies otherwise available to Mortgagee as provided in the Loan Documents, and as otherwise provided by law.

31. In the event that any term or provision of this Mortgage shall be held invalid, void, or unenforceable, then the remainder shall not be affected, impaired, or invalidated, and each such term and provision of this Mortgage shall be valid and enforceable to the fullest extent permitted by law. This Mortgage may be modified only by written agreement signed by both Mortgagor and Mortgagee.

32. Intentionally deleted.

33. MORTGAGEE AND MORTGAGOR HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EITHER MAY HAVE TO A TRIAL BY JURY IN RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS MORTGAGE, THE NOTE AND ANY OTHER LOAN DOCUMENTS, AND ANY AGREEMENT CONTEMPLATED TO BE EXECUTED IN CONJUNCTION HERewith OR THEREWITH, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER VERBAL OR WRITTEN) OR ACTIONS OF EITHER PARTY. THIS PROVISION IS A MATERIAL INDUCEMENT FOR MORTGAGEE EXTENDING CREDIT AND PROVIDING A MORTGAGE LOAN TO MORTGAGOR.

IMPORTANT – PLEASE READ CAREFULLY BEFORE SIGNING OR INITIALING THIS DOCUMENT: THE SUBJECT REAL PROPERTY WHICH IS SECURED BY THIS MORTGAGE IS NOT NOW, NOR HAS IT EVER BEEN, NOR IS IT INTENDED TO BE HOMESTEAD REAL PROPERTY OF MORTGAGOR OR ANY INDIVIDUAL. THE SUBJECT REAL PROPERTY, BEARING BROWARD COUNTY PARCEL ID # 5142 15 01 8240, HAS BEEN PURCHASED AS, AND IS INTENDED TO BE USED AS, INVESTMENT PROPERTY AND NOT AS A PRIMARY RESIDENCE OF MORTGAGOR OR ANYONE RELATED TO MORTGAGOR OR MORTGAGOR'S PRINCIPALS.

BORROWER'S INITIALS N.A.D.S.

**STATE OF FLORIDA UNIFORM COMMERCIAL CODE
FINANCING STATEMENT FORM**

A. NAME & DAYTIME PHONE NUMBER OF CONTACT PERSON Eric P. Stein, Esquire	
B. Email Address – docservice@epsllaw.com	
C. SEND ACKNOWLEDGEMENT TO:	
Name	Eric P. Stein, Esquire
Address	Eric P. Stein, P.A.
Address	1820 NE 163 Street, Suite 100
City/State/Zip	North Miami Beach, Florida 33162

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

1. DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (1a OR 1b) – Do Not Abbreviate or Combine Names

1.a ORGANIZATION'S NAME 1817 TAYLOR ST DEVELOPMENT LLC, A DELAWARE LIMITED LIABILITY COMPANY				
1.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
1.c MAILING ADDRESS Line One 1212 NW 82 nd Avenue		This space not available.		
MAILING ADDRESS Line Two	CITY Doral	STATE FL	POSTAL CODE 33126	COUNTRY USA

2. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (2a OR 2b) – Do Not Abbreviate or Combine Names

2.a ORGANIZATION'S NAME				
2.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
2.c MAILING ADDRESS Line One		This space not available.		
MAILING ADDRESS Line Two	CITY	STATE	POSTAL CODE	COUNTRY

3. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY ONE SECURED PARTY (3a OR 3b)

3.a ORGANIZATION'S NAME CONKRETA FINANCIAL LLC				
3.b INDIVIDUAL'S SURNAME	FIRST PERSONAL NAME	ADDITIONAL NAME(S)/INITIAL(S)	SUFFIX	
3.c MAILING ADDRESS Line One 2980 NE 207 th Street		This space not available.		
MAILING ADDRESS Line Two Suite #409	CITY Aventura	STATE FL	POSTAL CODE 33180	COUNTRY USA

4. This FINANCING STATEMENT covers the following collateral:

Debtor's interest in all property located on or used or acquired in connection with the operation and maintenance of the real estate described in the attached Exhibit A, including, without limitation, the collateral described on Schedule A attached hereto and made a part hereof.

5. ALTERNATE DESIGNATION (if applicable) ☐ LESSEE/LESSOR ☐ CONSIGNEE/CONSIGNOR ☐ BAILEE/BAILOR
☐ AG LIEN ☐ NON-UCC FILING ☐ SELLER/BUYER

6. Florida DOCUMENTARY STAMP TAX – YOU ARE REQUIRED TO CHECK EXACTLY ONE BOX

☒ All documentary stamps due and payable or to become due and payable pursuant to s. 201.22 F.S., have been paid.
☐ Florida Documentary Stamp Tax is not required.

7. OPTIONAL FILER REFERENCE DATA

STATE OF FLORIDA UNIFORM COMMERCIAL CODE FINANCING STATEMENT FORM – ADDENDUM

8. NAME OF FIRST DEBTOR (1a OR 1b) ON RELATED FINANCING STATEMENT

8a. ORGANIZATION'S NAME

1817 TAYLOR ST DEVELOPMENT LLC

8b. INDIVIDUAL'S SURNAME

FIRST PERSONAL
NAMEADDITIONAL
NAME(S)/INITIAL(S)

SUFFIX

THE ABOVE SPACE IS FOR FILING OFFICE USE ONLY

9. MISCELLANEOUS:**10. ADDITIONAL DEBTOR'S EXACT FULL LEGAL NAME – INSERT ONLY ONE DEBTOR NAME (10a OR 10b) – Do Not Abbreviate or Combine Names**

10.a ORGANIZATION'S NAME

10.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

10.c MAILING ADDRESS Line One

This space not available.

MAILING ADDRESS Line Two

CITY

STATE

POSTAL CODE

COUNTRY

11. SECURED PARTY'S NAME (or NAME of TOTAL ASSIGNEE of ASSIGNOR S/P) – INSERT ONLY ONE SECURED PARTY (11a OR 11b)

11.a ORGANIZATION'S NAME

CONKRETA FINANCIAL LLC

11.b INDIVIDUAL'S SURNAME

FIRST PERSONAL NAME

ADDITIONAL NAME(S)/INITIAL(S)

SUFFIX

11.c MAILING ADDRESS Line One

2980 NE 207th Street

This space not available.

MAILING ADDRESS Line Two

Suite #409

CITY

Aventura

STATE

FL

POSTAL CODE

33180

COUNTRY

USA

12. This FINANCING STATEMENT covers ☐ timber to be cut or
☐ as-extracted collateral, or is filed as a ☒ fixture filing.

13. Description of real estate:

See Exhibit A attached hereto and made a
part hereof.

14. Name and address of a RECORD OWNER of above-described real
estate (if Debtor does not have a record interest):

15. Additional collateral description:**16.** Check only if applicable and check only one box.

Collateral is

☐ Held in Trust☐ Being administered by Decedent's Personal Representative**17.** Check only if applicable and check only one box.☐

Debtor is a TRANSMITTING UTILITY

☐

Filed in connection with a Manufactured-Home Transaction – effective 30 years

SCHEDULE A
TO UCC FINANCING STATEMENT
(Borrower)

DEBTOR: **1817 TAYLOR ST DEVELOPMENT LLC, A DELAWARE
LIMITED LIABILITY COMPANY**
1212 NW 82nd Avenue
Doral, Florida 33126

SECURED PARTY: **CONKRETA FINANCIAL LLC**
2980 NE 207 Street, Suite 409
Aventura, Florida 33180

This financing statement covers the following types (or items) of property (the “**Collateral Property**”):

1. Improvements.

The buildings, structures, improvements, and alterations now constructed or at any time in the future constructed or placed upon the land described in Exhibit A attached hereto (the “**Property**”), including any future replacements, facilities, and additions and other construction on the Property (the “**Improvements**”);

2. Goods.

All goods which are used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements, including inventory; furniture; furnishings; machinery, equipment, engines, boilers, incinerators, and installed building materials; systems and equipment for the purpose of supplying or distributing heating, cooling, electricity, gas, water, air, or light; antennas, cable, wiring, and conduits used in connection with radio, television, security, fire prevention, or fire detection, or otherwise used to carry electronic signals; telephone systems and equipment; elevators and related machinery and equipment; fire detection, prevention and extinguishing systems and apparatus; security and access control systems and apparatus; plumbing systems; water heaters, ranges, stoves, microwave ovens, refrigerators, dishwashers, garbage disposers, washers, dryers, and other appliances; light fixtures, awnings, storm windows, and storm doors; pictures, screens, blinds, shades, curtains, and curtain rods; mirrors, cabinets, paneling, rugs, and floor and wall coverings; fences, trees, and plants; swimming pools; exercise equipment; supplies; tools; books and records (whether in written or electronic form); websites, URLs, blogs, and social network pages; computer equipment (hardware and software); and other tangible personal property which is used now or in the future in connection with the ownership, management, or operation of the Property or the Improvements or are located on the Property or in the Improvements (the “**Goods**”);

3. Fixtures.

All Goods that are so attached or affixed to the Property or the Improvements as to constitute a fixture (the “**Fixtures**”) under the laws of the jurisdiction in which the Property is located (the “**Property Jurisdiction**”);

4. **Personalty.**

All Goods, accounts, choses of action, chattel paper, documents, general intangibles (including software), payment intangibles, instruments, investment property, letter of credit rights, supporting obligations, computer information, source codes, object codes, records and data, all telephone numbers or listings, claims (including claims for indemnity or breach of warranty), deposit accounts and other property or assets of any kind or nature related to the Collateral Property now or in the future, including operating agreements, surveys, plans and specifications and contracts for architectural, engineering and construction services relating to the Collateral Property, and all other intangible property and rights relating to the operation of, or used in connection with, the Collateral Property, including all governmental permits relating to any activities on the Property or the Improvements. (the "**Personalty**");

5. **Other Rights.**

All current and future rights, including air rights, development rights, zoning rights and other similar rights or interests, easements, tenements, rights-of-way, strips and gores of land, streets, alleys, roads, sewer rights, waters, watercourses, and appurtenances related to or benefiting the Property or the Improvements, or both, and all rights-of-way, streets, alleys and roads which may have been or may in the future be vacated;

6. **Insurance Proceeds.**

All insurance policies relating to the Collateral Property (and any unearned premiums) and all proceeds paid or to be paid by any insurer of any part of the Collateral Property, whether or not Debtor obtained the insurance pursuant to Secured Party's requirements;

7. **Awards.**

All awards, payments, and other compensation made or to be made by any municipal, state or federal authority with respect to any part of the Collateral Property, including any awards or settlements resulting from (a) any action or proceeding, however characterized or named, relating to any condemnation or other taking, or conveyance in lieu thereof, of all or any part of the Collateral Property, whether direct or indirect (a "**Condemnation Action**"), (b) any damage to the Collateral Property caused by governmental action that does not result in a Condemnation Action, or (c) the total or partial taking of any part of the Collateral Property under the power of eminent domain or otherwise and including any conveyance in lieu thereof;

8. **Contracts.**

All contracts, options, and other agreements for the sale of the any part of the Collateral Property entered into by Debtor now or in the future, including cash or securities deposited to secure performance by parties of their obligations;

9. **Rents.**

All rents (whether from residential or non-residential space), revenues and other income of the Property or the Improvements, including subsidy payments received from any sources, including payments under any "Housing Assistance Payments Contract" or other rental subsidy agreement (if any), parking fees, laundry and vending machine income, and fees and charges for food, health care and other services provided at the Collateral Property, whether now due, past due, or to become due, and all tenant security deposits (the "**Rents**");

10. Leases.

All present and future leases, subleases, licenses, concessions or grants or other possessory interests now or hereafter in force, whether oral or written, covering or affecting the Collateral Property, or any portion of the Collateral Property (including proprietary leases or occupancy agreements if Debtor is a cooperative housing corporation), and all modifications, extensions, or renewals thereof (the "**Leases**") and all Lease guaranties, letters of credit and any other supporting obligation for any of the Leases given in connection with any of the Leases;

11. Other.

All earnings, royalties, accounts receivable, issues, and profits from any part of the Collateral Property, and all undisbursed proceeds of the loan secured by the Mortgage, Deed of Trust, or Deed to Secure Debt upon the Property and Improvements (the "**Security Instrument**") and, if Debtor is a cooperative housing corporation, maintenance charges or assessments payable by shareholders or residents;

12. Imposition Deposits.

Deposits held by the Secured Party to pay when due (a) any water and sewer charges which, if not paid, may result in a lien on all or any part of the Collateral Property, (b) the premiums for fire and other casualty insurance, liability insurance, rent loss insurance, and such other insurance as Secured Party may require, (c) taxes, assessments, vault rentals, and other charges, if any, general, special, or otherwise, including assessments for schools, public betterments and general or local improvements, which are levied, assessed or imposed by any public authority or quasi-public authority, and which, if not paid, will become a lien on the Collateral Property or any taxes upon any of the documents evidencing or securing the loan secured by the Security Instrument, and (d) amounts for other charges and expenses which Secured Party at any time reasonably deems necessary to protect the Collateral Property, to prevent the imposition of liens on the Collateral Property, or otherwise to protect Secured Party's interests, all as reasonably determined from time to time by Secured Party (the "**Impositions**");

13. Refunds or Rebates.

All refunds or rebates of Impositions by any municipal, state or federal authority or insurance company (other than refunds applicable to periods before the real property tax year in which the Security Instrument is dated);

14. Names.

All names under or by which any of the Collateral Property may be operated or known, and all trademarks, trade names, and goodwill relating to any of the Collateral Property;

15. Collateral Accounts and Collateral Account Funds.

Any and all funds on deposit in any account designated as a "Collateral Account" by Secured Party pursuant to any separate agreement between Debtor and Secured Party which provides for the establishment of any fund, reserve or account;

16. Other Proceeds.

Any and all products, and all cash and non-cash proceeds from the conversion, voluntary or involuntary, of any of the above into cash or liquidated claims, and the right to collect such proceeds;

17. Mineral Rights.

All of Debtor's right, title and interest in the oil, gas, minerals, mineral interests, royalties, overriding royalties, production payments, net profit interests and other interests and estates in, under and on the Mortgaged Property and other oil, gas, minerals, and mineral interests with which any of the foregoing interests or estates are pooled or unitized; and

18. Accounts.

All money, funds, investment property, accounts, general intangibles, deposit accounts, chattel paper, documents, instruments, judgments, claims, settlements of claims, causes of action, refunds, rebates, reimbursements, reserves, deposits, subsidies, proceeds, products, Rents and profits, now or hereafter arising, received or receivable, from or on account of the ownership, management and operation of the Property and the Improvements.

All terms used and not specifically defined herein, but which are otherwise defined by the Uniform Commercial Code in force in the Property Jurisdiction (the "UCC"), shall have the meanings assigned to them by the UCC.

[Remainder of Page Intentionally Blank]

EXHIBIT A
TO
SCHEDULE A TO UCC FINANCING STATEMENT

(Borrower)

DESCRIPTION OF THE PROPERTY

Lots 9, 10, 11, 12, 13, 14, and Lot 15 less the East 15 feet and that part included in the external area formed by a 15 foot radius arc which is tangent to the South line of said Lot 15 and tangent to a line which is 15 feet West of and parallel to the East line of said Lot 15, Block 44, TOWN OF HOLLYWOOD, according to the Plat thereof, recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Broward County Parcel ID # 5142 15 01 8240

CERTIFICATION

I certify this to be a true and correct copy
of the record in my office.

WITNESSETH my hand and official seal of
the City of Hollywood, Florida, this the

81-170836

Petition #24-2-80
CITY OF HOLLYWOOD

ORDINANCE NO. 0-81-26

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA,
CHANGING THE ZONING UPON CERTAIN PROPERTIES
LOCATED WITHIN THE COMMUNITY REDEVELOPMENT PROJECT
AREA KNOWN AS "THE CENTRAL CITY AREA"; SAID AREA
BEING BOUNDED ON THE NORTH BY THE ALLEYWAY BETWEEN
FILLMORE STREET AND PIERCE STREET, ON THE EAST BY
14TH AVENUE, ON THE SOUTH BY THE ALLEYWAY BETWEEN
MONROE STREET AND MADISON STREET, ON THE WEST BY
22ND AVENUE; SAID PROPERTIES BEING REZONED IN AC-
CORDANCE WITH THE MAP ATTACHED HERETO AS EXHIBIT
A; SAID PROPERTIES BEING MORE PARTICULARLY DE-
SCRIBED HEREIN; PROVIDING A SEVERABILITY CLAUSE
AND AN EFFECTIVE DATE.

WHEREAS, the City Commission of the City of Hollywood,
Florida, after due consideration and public hearings as required
by law, deems it in the public interest to change the zoning upon
the properties herein described below;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF
THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the zoning upon the property described
as:

Lots 17-25, Block 4
Lots 3-17, Block 12
Lots 1-15, Block 20
Lots 16-30, Block 29
Lots 18-30, Block 36
Lots 1-12, Block 45

All in the subdivision of "HOLLYWOOD ORIGINAL TOWN"
as recorded in Plat Book 1 at Page 21 of the Public
Records of Broward County, Florida,

is hereby changed from RM-18 (Multi-Family) to RM-18 CC (Multi-
Family Central City Combining District).

Section 2: That the zoning upon the property described
as:

Lots 8-27, Block 11
Lots 3-27, Block 12
All of Blocks 21, 22 and 44

All in the subdivision of "HOLLYWOOD ORIGINAL TOWN"
as recorded in Plat Book 1 at Page 21 of the Public
Records of Broward County, Florida,

is hereby changed from RC-10 (Multi-Family) to RM-25-CC (Multi-
Family Central City Combining District).

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Section 3: That the zoning upon the property described as:

All of Block 53
Lots 1-19 Block 54
Lots 10-21 Block 55
All in the subdivision of "HOLLYWOOD ORIGINAL TOWN",
as recorded in Book 1 at Page 21 of the Public Records
of Broward County, Florida,

is hereby changed from RC-12 (Multi-Family) to RM-25-CC (Multi-Family
Central City Combining District).

Section 4: That the zoning upon the property described as:

Lots 20-24, Block 54 in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of
the Public Records of Broward County, Florida,

is hereby changed from OM (Mixed Office) to RM-25-CC (Multi-family
Central City Combining District).

Section 5: That the zoning upon the property described as:

Lots 24-33 Block 10
Lots 25-39 Block 23
Lots 16-30 Block 43 all in the subdivision of "HOLLY-
WOOD ORIGINAL TOWN", as recorded in Book 1 at Page 21
of the Public Records of Broward County, Florida,

is hereby changed from RC-10 (Multi-Family) to CCB (Central City
Business District).

Section 6: That the zoning upon the property described as:

Lots 1-4 and Lots 13-33 Block 7
All of Blocks 8 and 9
Lots 1-23 Block 10
Lots 1-24 Block 23
All of Blocks 24 and 25
Lots 16-38 Block 26
Lots 16-19 Block 38
Lots 10-37 Block 39
All of Blocks 40, 41 and 42
Lots 1-15 Block 43
Lots 1-9 and 22-24 Block 55
All of Block 57
Lots 16-24 Block 58, all in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of the
Public Records of Broward County, Florida,

is hereby changed from BA-13 (Business District) to CCB (Central City
Business District).

Section 7: That the zoning upon the property described as:

Lots 5-7 Block 7 in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of
the Public Records of Broward County, Florida,

is hereby changed from BC-14 (Business District) to CCB (Central City
Business District).

Section 8: That the zoning upon the property described as:

Lots 8-17 Block 7
Lots 1-13 Block 26
Lots 1-9 Block 39 in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of

the Public Records of Broward County, Florida,
is hereby changed from RC-11 (Multi-Family) to CCB (Central City
Business District).

Section 9: That the zoning upon the property described as:

Lots 14 and 15, Block 26, in the subdivision of
"HOLLYWOOD ORIGINAL TOWN", as recorded in Book 1
at Page 21 of the Public Records of Broward County,
Florida,

is hereby changed from AP (Administrative Professional) to CCB
(Central City Business District).

Section 10: That the zoning upon the property described as:

Lots 1-7 Block 58
Lots 28-30 Block 59 in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Block 1 at Page 21 of
the Public Records of Broward County, Florida,

is hereby changed from BB-2 (Business District) to CCB (Central City
Business District).

Section 11: That the zoning upon the property described as:

Lot 27, Block 59, in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of
the Public Records of Broward County, Florida,

is hereby changed from AP-68-B (Administrative Professional) to CCB
(Central City Business District).

Section 12: That the zoning upon the property described as:

Lots 14 and 15, Block 38, in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of the
of the Public Records of Broward County, Florida,

is hereby changed from AP-67 (Administrative Professional) to CCB
(Central City Business District).

Section 13: That the zoning upon the property described as:

Lots 3-15 Block 58
Lots 1-26 Block 59, and all of Block 60
Lots 28-30 Block 70 in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21 of
the Public Records of Broward County, Florida,

is hereby changed from RC-11 (Multi-Family) to RM-12-CC (Multi-Family-
Central City Combining District).

Section 14: That the zoning upon the property described as:

Lots 8-25 Block 5
Lots 8-27 Block 6
All of Blocks 27, 28 and 37
Lots 1-13 and 29-30, Block 38, in the subdivision of
"HOLLYWOOD ORIGINAL TOWN", as recorded in Book 1 at
Page 21 of the Public Records of Broward County,
Florida,

is hereby changed from RC-11 (Multi-Family) to RM-25-CC (Multi-Family-
Central City Combining District).

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Section 15: That the zoning upon the property described as:

All of Block 56 in the subdivision of "HOLLYWOOD
ORIGINAL TOWN", as recorded in Book 1 at Page 21
of the Public Records of Broward County, Florida,

is hereby changed from BA-13 (Business District) to OS (Open Space
District).

Section 16: If any word, phrase, clause, subsection or
section of this ordinance is for any reason held unconstitutional
or invalid, the invalidity thereof shall not affect the validity of
any remaining portions of this ordinance.

Section 17: That all sections or parts of sections of
the Code of Ordinances, all ordinances or parts of ordinances, and
all resolutions or parts of resolutions, in conflict herewith, be
and the same are hereby repealed to the extent of such conflict.

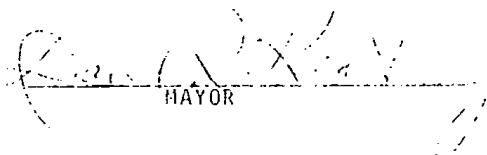
Section 18: That this ordinance shall be in full force
and effect immediately upon its passage and adoption.

PASSED AND ADOPTED on first reading this 13 day of

March, 1981.

PASSED AND ADOPTED on second reading this 15 day of

April, 1981.


MAYOR

ATTEST:


CITY CLERK

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ORDINANCE NO. 2005-18

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN TEXT ADDRESSING THE HOLLYWOOD DOWNTOWN REGIONAL ACTIVITY CENTER (RAC); PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections,

Approved BCC

6/28/05 #119 2pm

Submitted By

Planning Council

RETURN TO DOCUMENT CONTROL

v/c @6

1 recommendations and comments of the Department of Community Affairs were
2 considered; and

3 WHEREAS, the Board of County Commissioners after due consideration of all
4 matters hereby finds that the following amendment to the 1989 Broward County
5 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
6 County Comprehensive Plan; complies with the requirements of the Local Government
7 Comprehensive Planning and Land Development Regulation Act; and is in the best
8 interests of the health, safety and welfare of the residents of Broward County; and

9 WHEREAS, the proposed amendment constitutes an amendment as part of
10 Broward County's permitted first annual amendments to the Plan for 2005;

11 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
12 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

13 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
14 Amendment PCT 05-1, which is an amendment to the 1989 Broward County Land Use
15 Plan addressing the Hollywood Downtown Regional Activity Center (RAC) Text
16 Amendment, as set forth in Exhibit A, attached hereto and incorporated herein.

17 Section 2. SEVERABILITY.

18 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
19 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
20 way affect the validity of the remaining portions of this ordinance.

21 Section 3. EFFECTIVE DATE.

22 1. The effective date of the plan amendment set forth in this ordinance shall
23 be:
24

1 (a) The date a final order is issued by the Department of Community Affairs
2 finding the amendment to be in compliance in accordance with Section 163.3184.

3 (b) The date a final order is issued by the Administration Commission finding
4 the amendment to be in compliance in accordance with Section 163.3184. The
5 Department's notice of intent to find a plan amendment in compliance shall be deemed
6 to be a final order if no timely petition is filed challenging the amendment.

7 2. This Ordinance shall become effective as provided by law.

8 ENACTED June 28, 2005

9 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

10 EFFECTIVE July 7, 2005
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EXHIBIT A**BROWARD COUNTY LAND USE PLAN TEXT AMENDMENT
PCT 05-1****BROWARD COUNTY LAND USE PLAN**

The following areas have been designated Regional Activity Centers within the Broward County Land Use Plan:

Downtown Hollywood Regional Activity Center

Acreage: Approximately ~~384 acres~~ 1,486 acres

General Location: ~~Bound on the west by 22 Avenue extended, on the north by Johnson Street, on the east by 17 Avenue and on the south by Washington Street. Generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.~~

Density and Intensity of
Land Uses:

~~Residential Land Uses 4,500 dwelling units
Retail Land Uses 530,000 square feet
Office Land Uses 1,200,000 square feet~~

Residential Land Uses 15,100 dwelling units
Commercial Land Uses 3,280,000 square feet
Office Land Uses 1,500,000 square feet
Community Facilities 390,000 square feet
Open Space/Recreation 47.3 acres
(The referenced Open Space/Recreation uses shall preserve those open space and recreation land uses existing within the RAC designated area at the time of the effective date of Broward County Land Use Plan amendment PC 05-1/PCT 05-1)

The Office and Commercial intensities listed above shall be convertible from Office to Commercial (or vice versa) based on equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual. Conversions from Office to Commercial (or vice versa) shall be implemented administratively by the City, and shall be reported at least annually to the Broward County Planning Council as part of the City's RAC monitoring obligations. The total number of PM peak hour trips generated (as calculated by the current edition of the ITE Traffic Generation Manual) will not exceed 8,026 peak hour trips.

NOTE: Underlined line words are proposed additions; ~~strikethrough~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

**PCT 05-1 Broward County Land Use Plan
Attachment 1 (continued)**

The City shall within one year adopt land development regulations that shall protect residential areas. These land development regulations will require City Commission approval of any development proposals on residentially zoned lands located inside the RAC area which seeks either:

- (i) To increase residential density above that permitted under the applicable property's zoned density; or
- (ii) To introduce a non-residential use into a residentially zoned area.

The purpose and intent of these land development regulations shall be to protect established residential neighborhood adjacent to the RAC area, while allowing appropriate redevelopment to take place.

Development within the RAC designated area shall conform to the City's City-Wide Master Plan, as adopted into this Comprehensive Plan. The City shall complete the studies which are intended to yield further design guidelines for the Hollywood Boulevard, US 1 and Dixie Highway corridors within the RAC designated area. The City shall implement the design studies' recommendations, as appropriate, through either land use plan amendments, amendments to land development regulations, or both.

NOTE: Underlined line words are proposed additions; ~~strike through~~ words represent deletions.

Double-underlined words are proposed additions subsequent to the County Commission transmittal recommendation of March 15, 2005.

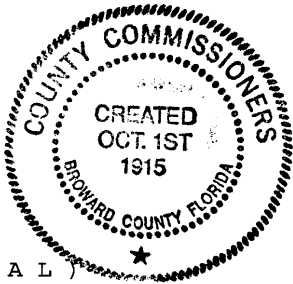
STATE OF FLORIDA)

)SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-18 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



(S E A L)

ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR


Deputy Clerk

Signed, sealed and delivered
in the presence of:

**1817 TAYLOR ST DEVELOPMENT
LLC, a Delaware limited liability
company**

Lisandro Gabriel Blanco

Witness Lisandro Gabriel Blanco

Norberto A. D. Speciale

By: Norberto A.D. Speciale
Its: Authorized Person

Vanessa Paiz

Witness Vanessa Paiz

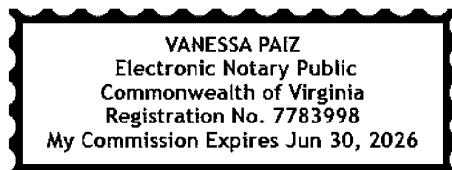
STATE OF VIRGINIA)

COUNTY OF ROANOKE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, by means of ☐ physical presence or ☒ online notarization, personally appeared **Norberto A.D. Speciale, as Authorized Person of 1817 Taylor St Development LLC, a Delaware limited liability company**, who [] is personally known to me to be the person described in and who executed the foregoing instrument or who [x] has produced Italian passport as identification, and who swore and acknowledged before me that he/she executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this 9th day of May, 2023.

(Seal)



Vanessa Paiz
Commission Electronic Notary Public
State Of Virginia
Name: Vanessa Paiz
Acting in the County of: Roanoke
My Commission Exp: 30 June 2026
My Registration Number: 7883998
Completed via Remote Online
Notarization
using 2-way Audio/Video technology

BORROWER'S INITIALS NADS.

ORDINANCE NO. 2005-19

AN ORDINANCE OF BROWARD COUNTY, FLORIDA, ADOPTING AN AMENDMENT AS PART OF THE FIRST ANNUAL 2005 AMENDMENTS TO THE BROWARD COUNTY COMPREHENSIVE PLAN; AMENDING THE 1989 BROWARD COUNTY LAND USE PLAN MAP IN THE CITY OF HOLLYWOOD; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

(Sponsored by the Board of County Commissioners)

WHEREAS, Broward County adopted the 1989 Broward County Comprehensive Plan on March 1, 1989; and

WHEREAS, the Department of Community Affairs has found the Broward County Comprehensive Plan in compliance with the Local Government Comprehensive Planning and Land Development Regulations Act; and

WHEREAS, Broward County now wishes to propose amendments to the Plan; and

WHEREAS, the Planning Council as the local planning agency for the Broward County Land Use Plan has held its hearings on February 24, 2005, and June 23, 2005, with due public notice; and

WHEREAS, the Board of County Commissioners held its transmittal public hearing on March 15, 2005, having complied with the notice requirements specified in Section 163.3184(15), Florida Statutes; and

WHEREAS, the Board of County Commissioners held an adoption public hearing on June 28, 2005, at 2:00 p.m. [also complying with the notice requirements specified in Section 163.3184(15)] at which public comment was accepted, and the objections, recommendations and comments of the Department of Community Affairs were considered; and

Approved BCC 6/28/05 #11B rjm

Submitted By Planning Council

RETURN TO DOCUMENT CONTROL

n/c ⑦

1 WHEREAS, the Board of County Commissioners after due consideration of all
2 matters hereby finds that the following amendment to the 1989 Broward County
3 Comprehensive Plan is consistent with the State Plan, Regional Plan and the Broward
4 County Comprehensive Plan; complies with the requirements of the Local Government
5 Comprehensive Planning and Land Development Regulation Act; and is in the best
6 interests of the health, safety and welfare of the residents of Broward County; and

7 WHEREAS, the proposed amendment constitutes an amendment as part of
8 Broward County's permitted first annual amendments to the Plan for 2005;

9 NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY
10 COMMISSIONERS OF BROWARD COUNTY, FLORIDA:

11 Section 1. The 1989 Broward County Land Use Plan is hereby amended by
12 Amendment PC 05-1, which is an amendment to the 1989 Broward County Land Use
13 Plan Map located in the City of Hollywood, as set forth in Exhibit A, attached hereto and
14 incorporated herein.

15 Section 2. SEVERABILITY.

16 If any section, sentence, clause or phrase of this Ordinance is held to be invalid
17 or unconstitutional by any court of competent jurisdiction, then said holding shall in no
18 way affect the validity of the remaining portions of this ordinance.

19 Section 3. EFFECTIVE DATE.

20 1. The effective date of the plan amendment set forth in this ordinance shall
21 be:

22 (a) The date a final order is issued by the Department of Community Affairs
23 finding the amendment to be in compliance in accordance with Section 163.3184.
24

1 (b) The date a final order is issued by the Administration Commission finding
2 the amendment to be in compliance in accordance with Section 163.3184. The
3 Department's notice of intent to find a plan amendment in compliance shall be deemed
4 to be a final order if no timely petition is filed challenging the amendment.

5 2. This Ordinance shall become effective as provided by law.

6 ENACTED June 28, 2005

7 FILED WITH THE DEPARTMENT OF STATE July 7, 2005

8 EFFECTIVE July 7, 2005
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23 5/24/05
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EXHIBIT A

BROWARD COUNTY LAND USE PLAN
FUTURE LAND USE DESIGNATIONS

Amendment PC 05-1

Current Land Use:

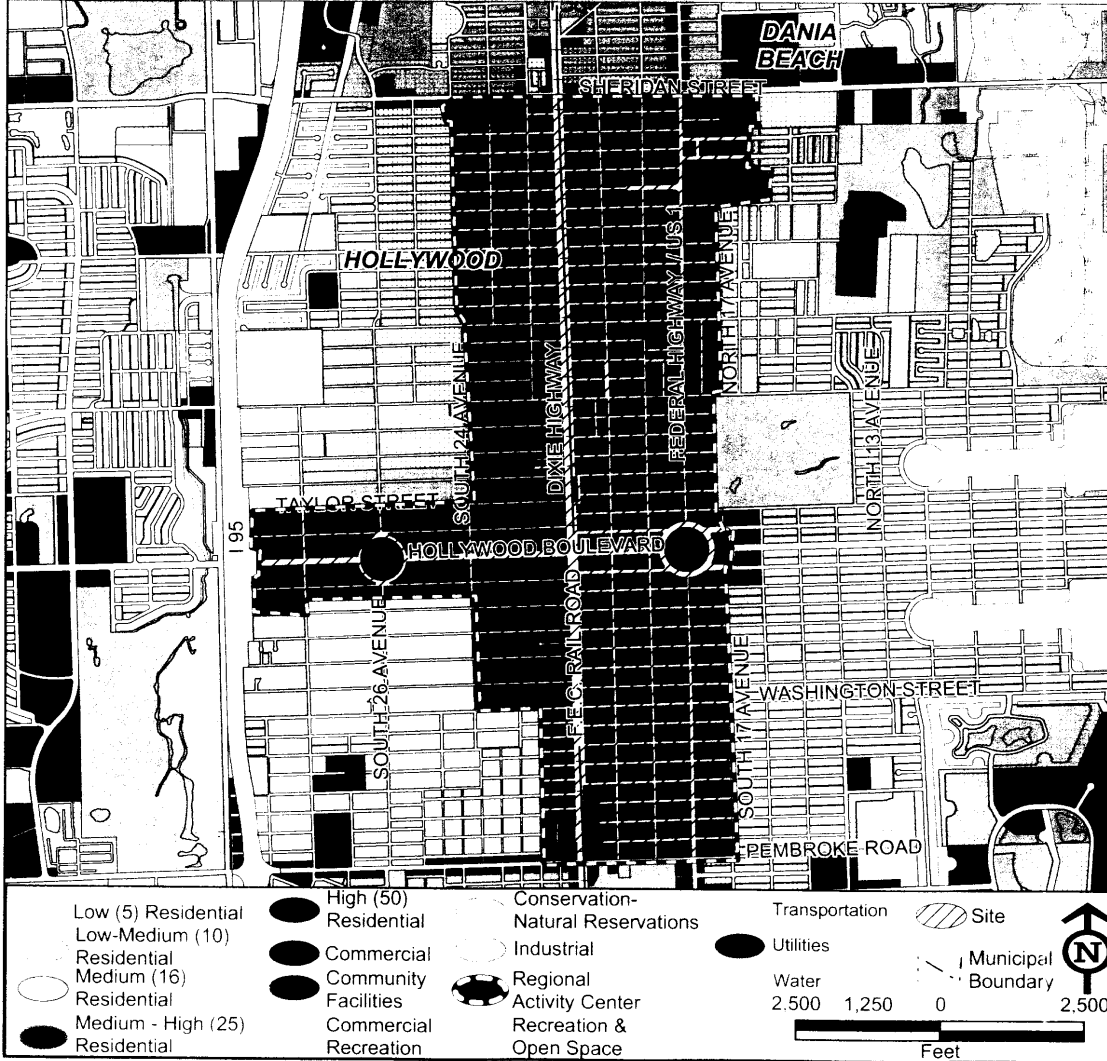
619.81 ACRES MEDIUM (16) RESIDENTIAL, 391.22 ACRES RAC,
289.02 ACRES COMMERCIAL, 47.32 ACRES RECREATION & OPEN SPACE,
47.18 ACRES COMMUNITY FACILITIES, 38.88 ACRES OFFICE PARK,
24.52 MEDIUM-HIGH (25) RESIDENTIAL, 18.09 ACRES LOW (5) RESIDENTIAL,
9.96 ACRES LOW-MEDIUM (10) RESIDENTIAL

Proposed Land Use:

REGIONAL ACTIVITY CENTER

Acreage:

Approximately 1486.0 acres



**BROWARD COUNTY LAND USE PLAN
PROPOSED AMENDMENT PC 05-1
(CORRESPONDING TO TEXT AMENDMENT PCT 05-1)**

INTRODUCTORY INFORMATION

- I. Municipality: Hollywood
- II. County Commission District: District 6
- III. Site Characteristics
 - A. Size: Approximately 1,486 acres
 - B. Location: In Sections 9, 10, 15, 16 and 22, Township 51, Range 42; generally located south of Sheridan Street, east of Interstate 95, west of the South 17 Avenue and north of Pembroke Road.
 - C. Existing Uses: Retail, office, mini-warehouses, hotel/motel, multi-family residential and single-family residential
- IV. Broward County Land Use Plan (BCLUP) Designations
 - A. Current Designations:
 - Approximately:
 - 619.81 acres Medium (16) Residential
 - 391.22 acres Regional Activity Center permitting:
 - 1,200,000 square feet office use
 - 530,000 square feet commercial use
 - 4,500 dwelling units
 - 289.02 acres Commercial
 - 47.32 acres Recreation & Open Space
 - 47.18 acres Community Facilities
 - 38.88 acres Office Park
 - 24.52 acres Medium-High (25) Residential
 - 18.09 acres Low (5) Residential
 - 9.96 acres Low-Medium (10) Residential
 - B. Proposed Designation:
 - Regional Activity Center:
 - Residential: maximum 15,100 dwelling units
 - Commercial: 3,280,000 square Feet*

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

INTRODUCTORY INFORMATION (continued)

IV. Broward County Land Use Plan (BCLUP) Designations (continued)

Office: 1,500,000 square feet*
Community Facilities: 390,000 square feet
Recreation & Open Space: 47.3 acres

- C. *Net Effect:* Reduction of 118 dwelling units (15,218 dwelling units currently permitted by the BCLUP within the subject area)
Commercial and Office uses are proposed to be permitted to be exchanged with the restriction that traffic impacts do not exceed those projected for a combination of 3,280,000 square feet of commercial uses and 1,500,000 square feet of office uses
Reduction of 81,800 square feet of community facilities use

V. Applicant/Petitioner

- A. *Applicant:* City of Hollywood
B. *Agent:* City of Hollywood
C. *Property Owners:* There are numerous property owners in the subject area.

VI. Recommendation of Local Governing Body

The city of Hollywood recommends approval. The City is anticipating adoption of the corresponding local amendment in July 2005.

* The City is proposing to allow the conversion of "Commercial" square footage with "Office" square footage and vice-versa, based on the equivalence of traffic impacts (peak hour) as calculated by the current edition of the ITE Traffic Generation Manual.

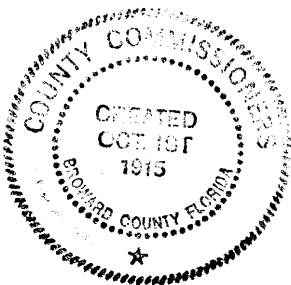
STATE OF FLORIDA)

) SS

COUNTY OF BROWARD)

I, ROGER J. DESJARLAIS, County Administrator, in and for Broward County, Florida, and ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Ordinance 2005-19 as the same appears of record in minutes of said Board of County Commissioners meeting held on the 28th day of June 2005.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 13th day of July 2005.



ROGER J. DESJARLAIS
COUNTY ADMINISTRATOR

Gerardo Arroyo
Deputy Clerk

(S E A L)

STATE OF FLORIDA
BROWARD COUNTY
I HEREBY CERTIFY that the above
and foregoing is a true and correct copy of
as recorded in Plat No. 1, Page 21
of the Public Records of Broward County,
Lauderhill, Fla., 1925, by order of the
CLERK OF THE COURT, D. J. 1897
By *George G. Schmidt* D.C.



HOOLYWOOD

A subdivision of Section Fifty-one (51) South of Range Forty-two (42) East, described as follows, to wit: Beginning at the northwest corner of said section, running thence South upon and along the line of said section, fifty four hundred two and sixty-six hundredths (5402.66) feet to the southwest corner of said section; thence East upon and along the South Line of said section, fifty-two hundred sixty-eight and ninety-five hundredths (5268.95) feet to the southeast corner of said section; thence north upon and along the east line of said section, fifty-three hundred fifty-seven and seventy-five hundredths (5357.75) to the northeast corner of said section; thence west upon and along the north line of said section, fifty-one hundred fifty-nine and fifty-six hundredths (5159.56) feet to the place of beginning, excepting therefrom the right of way of the Florida East Coast Railroad Company, as shown by the within plat.

We the undersigned, hereby certify that the within plat shows the subdivisions of the described lands as made by us in a recent survey in due conformity to the established boundaries of such lands; that the dimensions shown are from measurements made on the grounds and that they are correct in the best of our knowledge and belief.

George G. Schmidt and Company, Surveyors
By *George G. Schmidt*
License No. 177
Issued February 21st 1921

State of Florida }
Broward County } S.S.

Know all men by these presents, that the Hollywood Land and Water Co., a corporation under the laws of Florida, has caused to be made the above plat of Hollywood, a subdivision of section Fifty-one (51) south of range Forty-two (42) east, and that the said corporation hereby specifically reserves to itself the title to all streets, avenues, alleys, drives, parks, boulevards, ways and walks, shown on said plat.

Hollywood Land and Water Company
By *J. W. Young*

President
Attest: *Lillian Allen*
Secretary

State of Florida }
County of Dade } S.S.

I, *Bessie Cowdry*, a Notary Public in and for said County and State, do hereby certify that on the date hereof, there personally appeared before me, *Joseph W. Young* and *Lillian Allen*, to me well known to be, respectively, the President and Secretary of Hollywood Land and Water Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, and in person severally acknowledged that they executed the above and foregoing plat of Hollywood together with all descriptive matter and reservations therein set forth, as their free and voluntary act and as the free and voluntary act of the said Hollywood Land and Water Company, for the uses and purposes therein set forth.

Witness my hand and notarial seal at Miami, in said County and State this 14th day of September, A.D. 1921

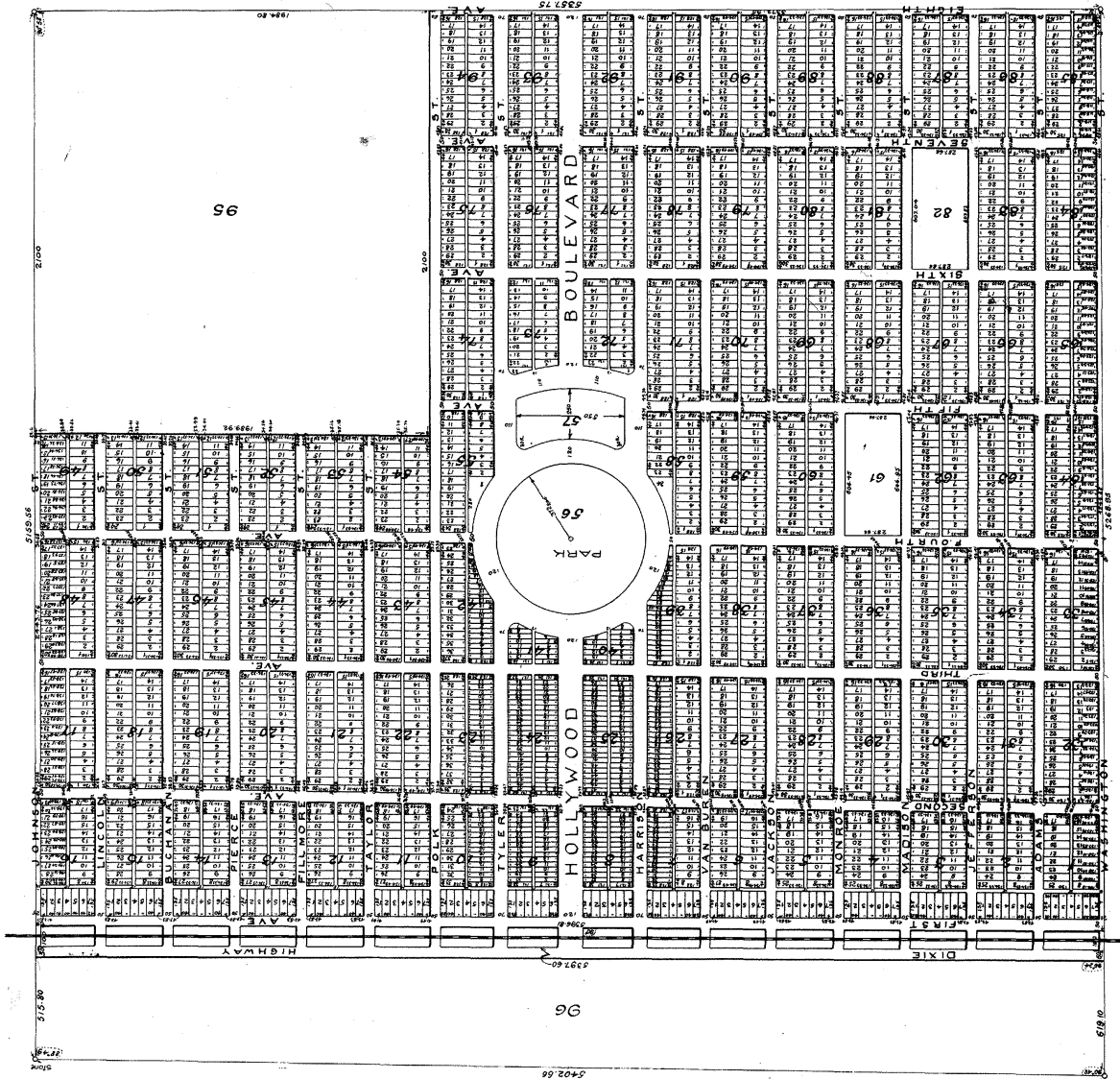
My Commission expires on the 14th day of May 1925

Bessie Cowdry
Notary Public



1-21
159.60
9-14-21

58% Sheet 2 (each side) #160 (5)



Cameron Palmer AICP, MCIP-I
Principal Planner
Division of Planning and Urban Design
Department of Development Services

September 5, 2023

Re: FILE NO.: **22-DP-62**

APPLICANT: **1817 Taylor Development LLC**

LOCATION: **410 N Federal Highway**

Dear Mr. Palmer,

On behalf of my client, 1817 Taylor Development LLC, I respectfully submit this summary of the public outreach meeting held virtually on September 5, 2023.

The meeting was held at 3:00pm on September 5, 2023, by means of a remote videoconference. The invitations to the neighbors were sent and signage was posted at the property on August 18, 2023. Invitations were sent to all owners within the required radius. Seven attendants were present, not including members from the Applicant's team. The list of attendees is attached hereto.

At the meeting, undersigned and Architect Terrence Conley presented and described the project using the slide show attached hereto. After their presentation, the floor was opened for questions, comments and suggestions from the attendees. One attendee inquired about the timing for the installation of pylons and cement columns. Another attendee asked if the units were for sale and if they would be for sale once construction began. The only concern from an attendee was about the setback required for the generator on the first floor. Mr. Conley responded that he believes the setback required is 8 ft and that the generator's location and buffer will be considered as the design advances.

Two attendees spoke only to praise the design of the project, calling it "phenomenal" and using words to the effect that Star Hollywood was the best designed building in all of Hollywood. One of those attendees stressed how appealing the greenery design was and how important that aspect was for the neighbors.

After all questions and comments were presented and addressed, the meeting was adjourned at 3:22pm.

Sincerely,

Santiago J Teran, Esq.



Santiago J Teran, Esq.

+1 (347) 946-7990
santiago@sjteran.com
2125 Biscayne Blvd Ste 206
Miami, FL 33137

1. Summary				
Meeting title	STAR TOWER HOLLYWOOD - COMMUNITY PRESENTATION			
Attended participants	14			
Start time	9/05/23, 2:54:41 PM			
End time	9/05/23, 3:22:41 PM			
Meeting duration	28m			
Average attendance time	18m 16s			
2. Participants				
Name	First Join	Last Leave	In-Meeting Duration	Email
Terrence Conley	9/05/23, 2:54:47 PM	9/05/23, 3:22:41 PM	27m 53s	tconley@bcarchitects.com
Santiago J. Teran	9/05/23, 3:01:10 PM	9/05/23, 3:22:35 PM	21m 25s	santiago@resolvelawgroup.com
Christine Corbo	9/05/23, 3:01:10 PM	9/05/23, 3:22:41 PM	21m 31s	
Alejandro Ensínck (Invitado)	9/05/23, 3:01:10 PM	9/05/23, 3:22:41 PM	21m 31s	
Ken Crawford (Guest)	9/05/23, 3:01:10 PM	9/05/23, 3:09:20 PM	8m 9s	
Patricia Antrican (Guest)	9/05/23, 3:01:10 PM	9/05/23, 3:22:33 PM	21m 22s	
yabadabayoo yabadabayoo	9/05/23, 3:01:11 PM	9/05/23, 3:18:30 PM	17m 19s	
Carlos Morales	9/05/23, 3:01:48 PM	9/05/23, 3:22:41 PM	20m 53s	cmorales@keithteam.com
daniel secu	9/05/23, 3:02:03 PM	9/05/23, 3:22:41 PM	20m 38s	
Christopher Phillips	9/05/23, 3:02:50 PM	9/05/23, 3:22:37 PM	19m 46s	cphillips@keithteam.com
Norberto	9/05/23, 3:02:51 PM	9/05/23, 3:22:41 PM	19m 50s	
Ike (Guest)	9/05/23, 3:03:29 PM	9/05/23, 3:22:41 PM	19m 12s	
Terry (Guest)	9/05/23, 3:06:11 PM	9/05/23, 3:20:14 PM	14m 3s	
Kenneth Crawford (Guest)	9/05/23, 3:18:10 PM	9/05/23, 3:22:41 PM	2m 16s	



STAR TOWER HOLLYWOOD

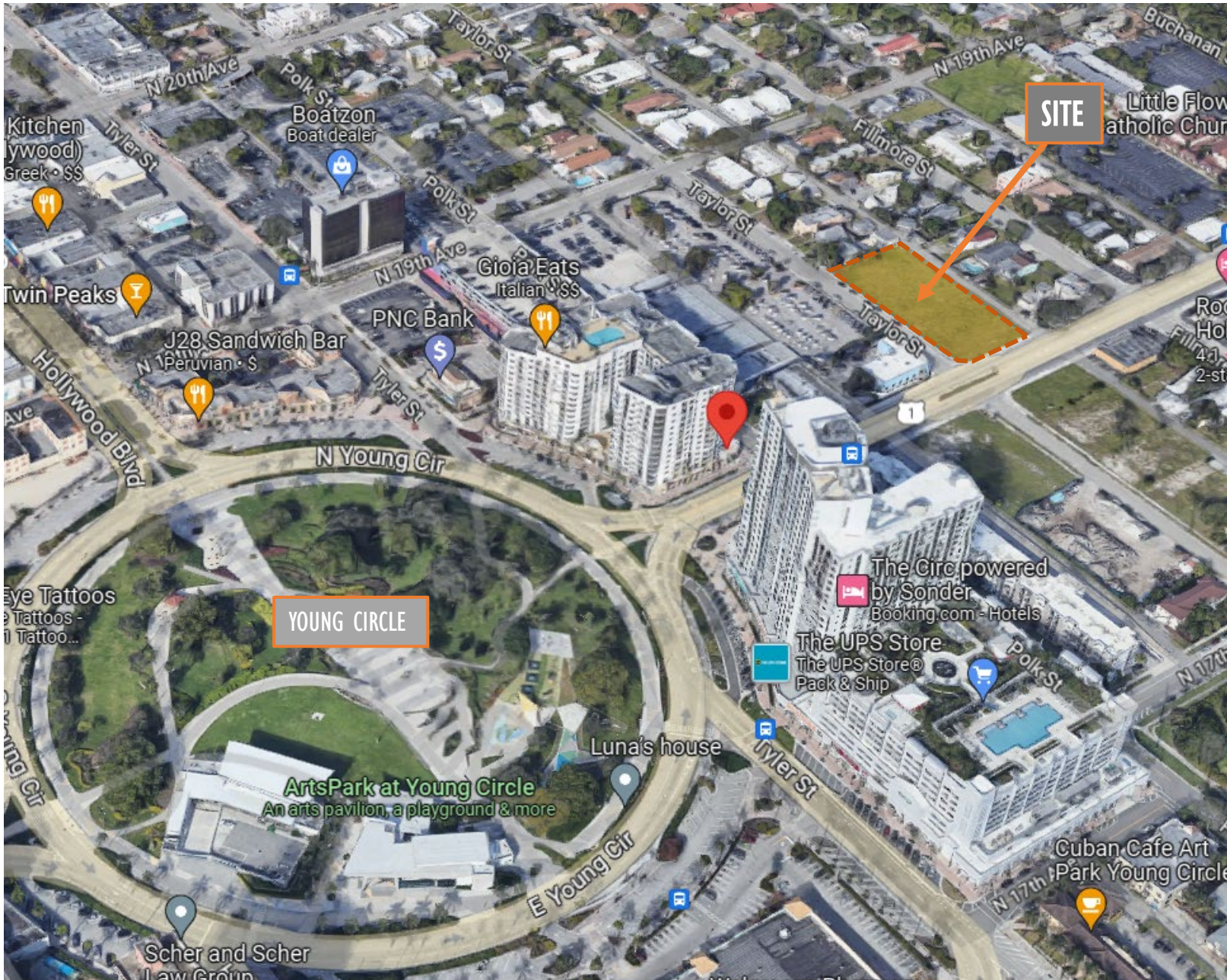
SEPTEMBER 5, 2023



STAR TOWER HOLLYWOOD

PROJECT DATA

- 248 Condominium Units
- Restaurant Space (4,077 SF)
- Retail Space (3,676 SF)
- 410 Parking Spaces
- 509,000 Gross Building Area



STAR TOWER HOLLYWOOD

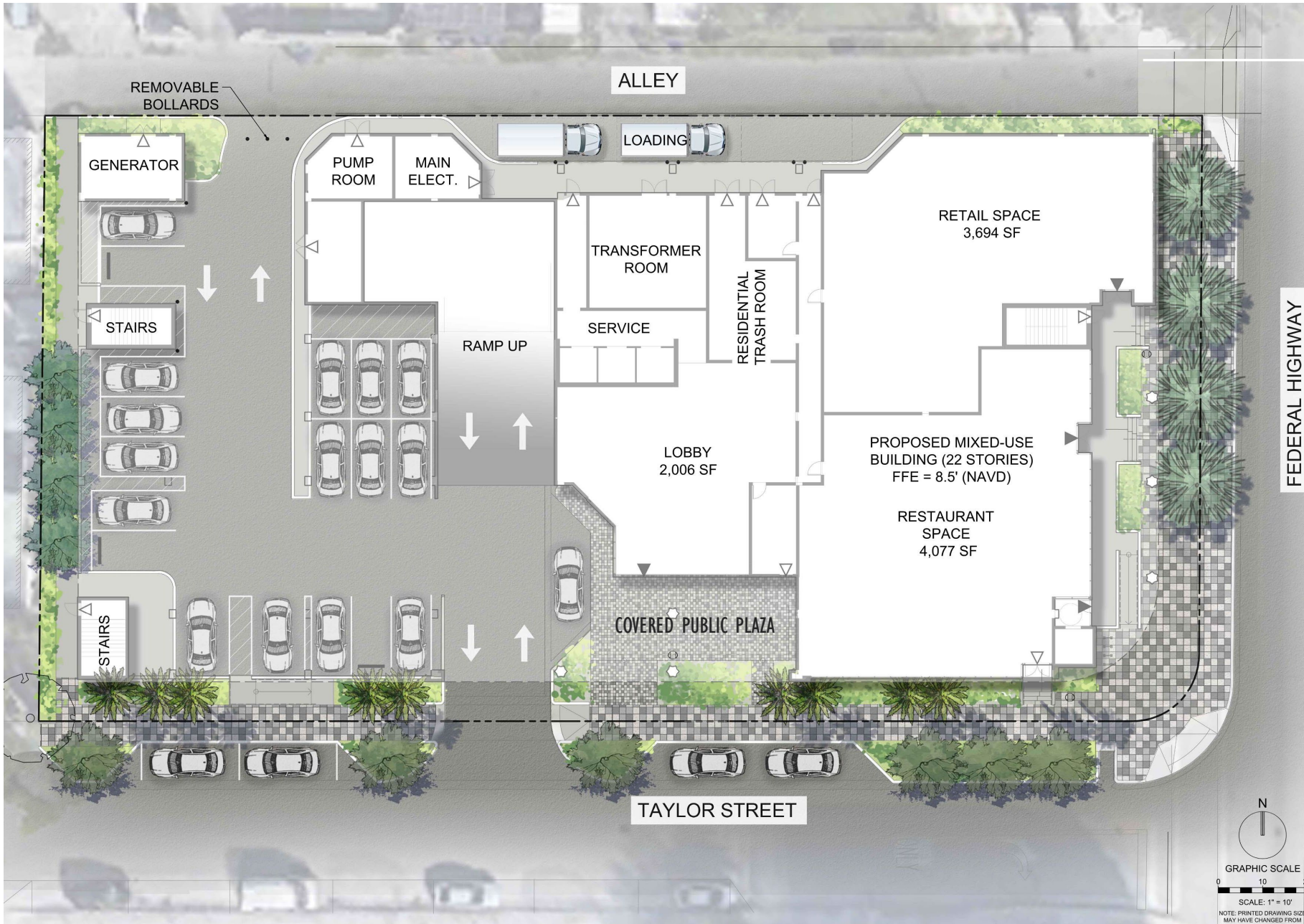
SITE DATA

Address: 410 N. Federal Hwy.
Hollywood, FL 33020

Existing Land Use: RAC

Zoning District: PD

Gross Land Area: 1.17 Acres



STAR TOWER HOLLYWOOD

SITE PLAN

- Corner Commercial Space
- Entry Lobby for Condo Residence
- Covered Public Plaza
- Only one curb cut
- Street Parking with Rideshare/Drop-off
- Wide, Landscaped Sidewalks

An architectural rendering of the Star Tower Hollywood building podium. The building features a curved facade with a decorative metal cladding consisting of a complex, geometric pattern. The ground floor has large glass windows and is supported by thick, vertical columns. The building is surrounded by lush greenery, including trees and palm trees. In the foreground, there are people walking and a car parked on the street. The sky is blue with some clouds.

STAR TOWER HOLLYWOOD

BUILDING PODIUM

- Six-story Parking Garage
- 410 Parking Spaces Provided
- Decorative Metal Cladding
- Double-height Ground Floor

An architectural rendering of the Star Tower Hollywood building podium. The building features a curved facade with a decorative metal cladding that has a complex, geometric, star-like pattern. Above the podium, the upper floors of the building are visible, showing balconies with glass railings and some greenery. The ground floor is a double-height space with large glass windows and doors. In the foreground, there is a paved area with some greenery, a few people walking, and a few cars parked. The sky is a soft, hazy blue.

STAR TOWER HOLLYWOOD

BUILDING PODIUM

- Six-story Parking Garage
- 410 Parking Spaces Provided
- Decorative Metal Cladding
- Double-height Ground Floor

An architectural rendering of a modern high-rise building's resident amenities. The scene is set at dusk, with a warm sunset sky. In the foreground, there's a large, rectangular swimming pool with a dark, reflective surface. Several people are in the pool, including a woman in a red bikini and a man in a blue shirt. To the left of the pool, there are large, dark, woven wicker lounge chairs with black cushions. To the right, there are more lounge chairs, some with people sitting on them, and several tall, cylindrical, perforated metal light fixtures. The building itself is a multi-story structure with a curved facade, featuring large glass windows and balconies with glass railings. People are visible on the balconies. The ground floor of the building has large glass windows, and the interior is visible, showing a modern interior design. The overall atmosphere is one of luxury and modern living.

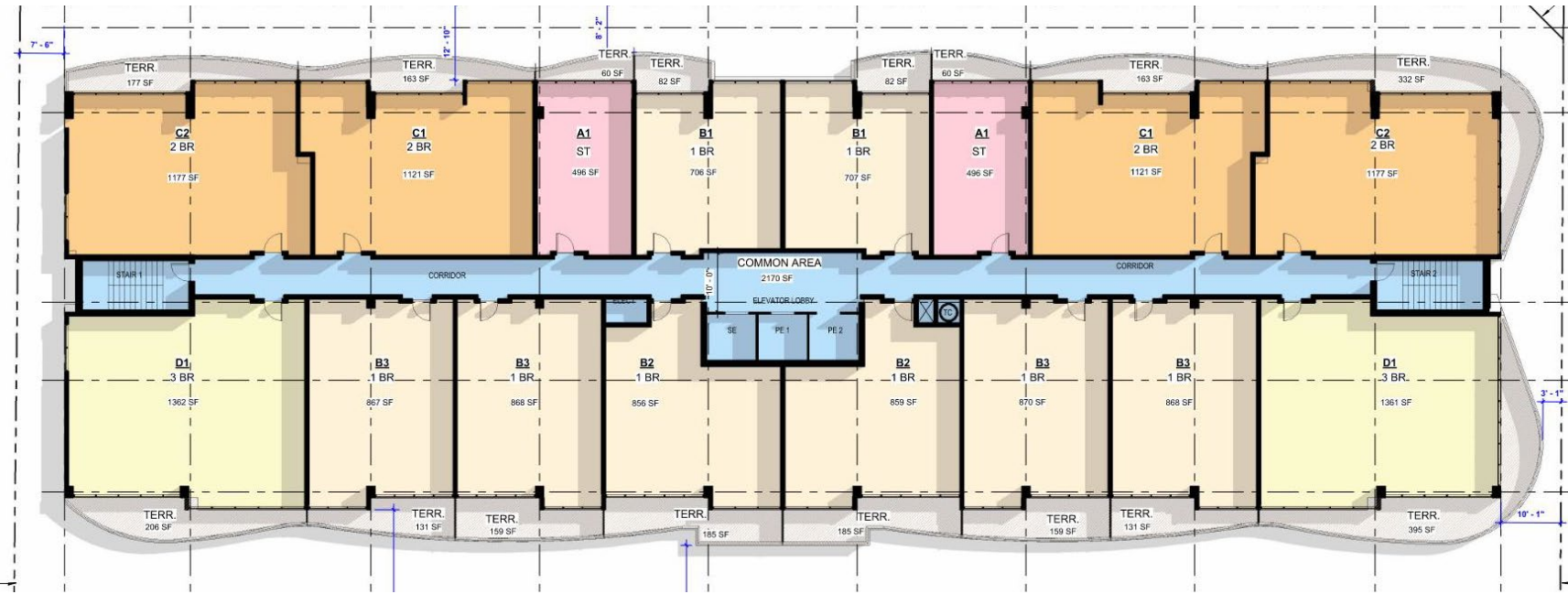
STAR TOWER HOLLYWOOD

RESIDENT AMENITIES AND UNITS

STAR TOWER HOLLYWOOD

RESIDENTIAL TOWER

- 248 Condominium Units
- 16 Units per floor
- Studio, 1-, 2-, and 3-Bedroom Layouts





STAR TOWER HOLLYWOOD

RESIDENTIAL TOWER

- 248 Condominium Units
- 16 Units per floor
- Studio, 1-, 2-, and 3-Bedroom Layouts



STAR TOWER HOLLYWOOD

PEDESTRIAN EXPERIENCE

- Attractive Commercial Space
- Public Gathering Space
- Generous Sidewalks and Landscape

STAR TOWER HOLLYWOOD

PEDESTRIAN EXPERIENCE

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STAR TOWER HOLLYWOOD

PEDESTRIAN EXPERIENCE

- Attractive Commercial Space
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THANK YOU!

QUESTIONS?



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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

August 18, 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: 410 N Federal Highway, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 01 8240

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 8/15/2023.

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 8/18/2023.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **335, including 7 international**

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

Site posted on 8/18/2023



VIRTUAL COMMUNITY MEETING

Date: 09/05/2023

BC Architects is representing the client below who are developing a Mixed-Use Development building at the address on 410 N Federal Highway, Hollywood FL 33020. On behalf of our clients, we would like to invite you to attend a Virtual Community Meeting to share our vision of this site.

Owner: 1817 Taylor St Development LLC
File Number: 22-DP-62

This meeting is being held to offer the community a preview of what is being proposed and to obtain project feedback. All interested parties are encouraged to participate in the virtual meeting. The project team will give a brief presentation to introduce the development. Afterwards, we will open the meeting to those with questions and comments.

Meeting Details:

MEETING TO BE HELD ON: SEPTEMBER 5th AT 3:00PM

CONTACT INFORMATION: tconley@bcarchitects.com

If you have questions regarding the proposed project or need assistance accessing the Microsoft Teams application, please send an email in advance of the meeting. To participate, you simply need to scan the QR code below to access the meeting link.

Date and Time: Tuesday, September 5 at 3:00pm EST
Microsoft Teams Meeting link:

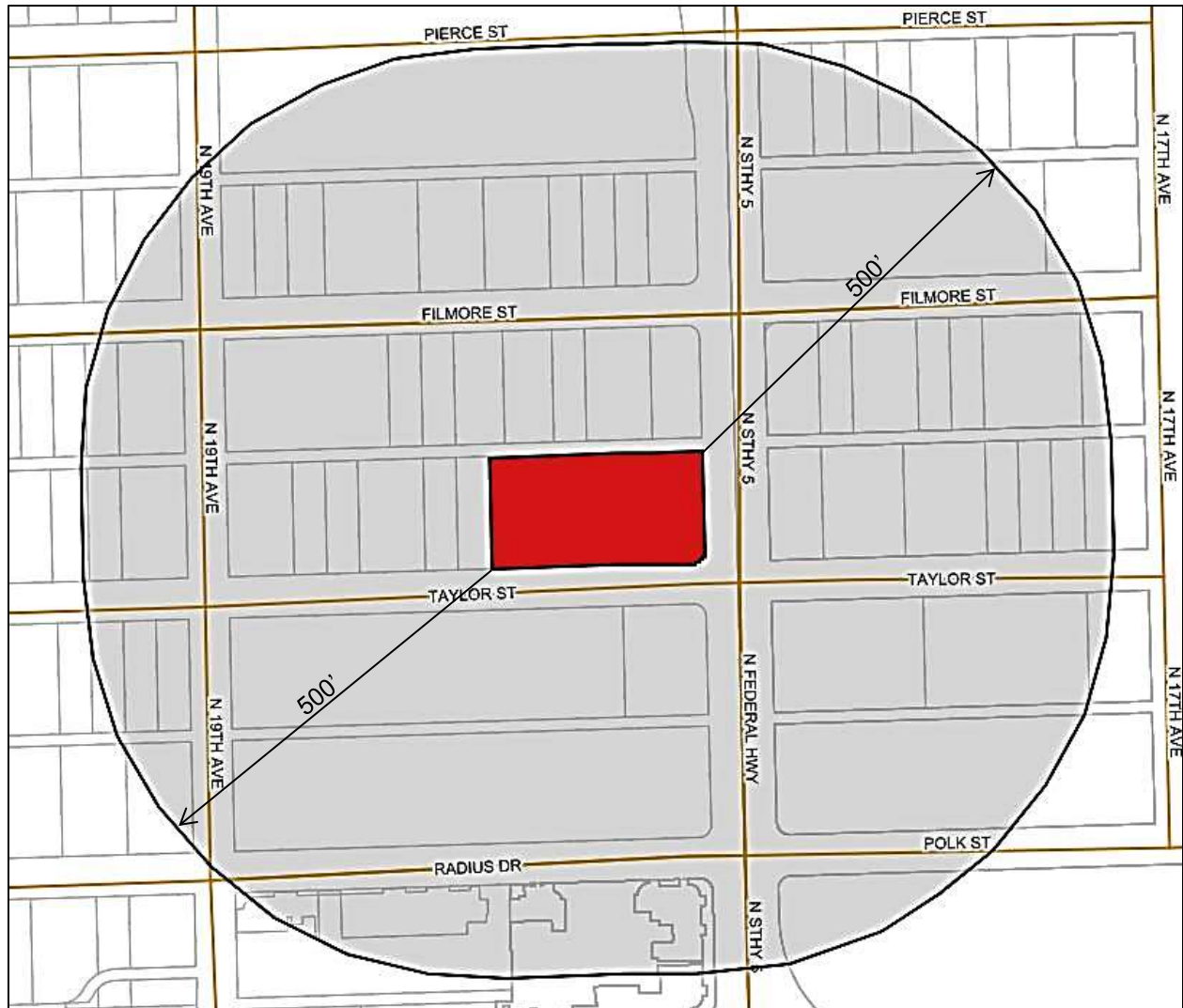




rdr miami | public hearing notification services

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: 410 N Federal Highway, Hollywood, FL 33020

FOLIO NUMBER: 5142 15 01 8240

Name 1	Name 2	Address	City	State	Zip	Country
ALFRED, SAMUEL	RINOLLINI, RENATO	771 VERSAILLES	MONTREAL QC		H3C 1Z5	CANADA
CAMACHO ROA, DAVID ERNESTO		CRA 12A #134-10 INT E-18	BOGOTA			COLOMBIA
CHIASSON, PIERRE	LANDRY, JOHANNE	33 RUE DU PECHEUR SUD	LAMEQUE NB		E8T 1L2	CANADA
FAUBERT, ERIC		5925 RUE PELOQUIN	LAVAL QC		H7H 2X1	CANADA
ISRAELI, ERAN		25A HUAFUJIARI BLDG	SHUIWANTOO SHEKOU		51806	CHINA
PROKHOROV, ALEXANDER		BAYKALSKAIA ST 42/2 UNIT 12	MOSCOW		1074 97	RUSSIA
VALDIVA, JAVIER ANDRE HERNANDEZ		URDANETA #107-60 LA VINA	VALENCIA		2001	VENEZUELA
1 FILLMORE LLC		1980 NW 81 AVE	CORAL SPRINGS	FL	33071	USA
1610 NORTH DIXIE HIGHWAY LLC		4403 15 AVE STE 192	BROOKLYN	NY	11219	USA
1718 PIERCE HW-MF LLC		2719 HOLLYWOOD BLVD STE 5079	HOLLYWOOD	FL	33020	USA
1817 TAYLOR DEVELOPMENT LLC		1212 NW 82 AVE	DORAL	FL	33126	USA
1830 RADIUS DR LLC		1095 OYSTERWOOD ST	HOLLYWOOD	FL	33019	USA
1910 FILLMORE REALTY LLC		550 OCEAN BLVD	GOLDEN BEACH	FL	33160	USA
1911 TAYLOR AVE LLC		4403 15 AVE	BROOKLYN	NY	11219	USA
404 N 17 AVE LLC		420 S DIXIE HWY	HALLANDALE BEACH	FL	33009	USA
500 NORTH FEDERAL HIGHWAY LLC		1101 PINE LODGE TRL	COOPER CITY	FL	33328	USA
AGUILERA, ARTURO		3020 SW 187 TER	MIRAMAR	FL	33029	USA
AKHMEDOV, RAMAL	AKHMEDOVA, EKATERINA	1830 RADIUS DR #903	HOLLYWOOD	FL	33020	USA
ALBI 11 LLC		1830 RADIUS DR #522	HOLLYWOOD	FL	33020	USA
ALBI 11 LLC		5600 COLLINS AVE #17Y	MIAMI BEACH	FL	33140	USA
ALFONSO, RUBEN A		2775 NE 187 ST APT 518	MIAMI	FL	33180	USA
AL-MAKI, FAIEZ		7130 ORCHARD LAKE RD	WEST BLOOMFIELD	MI	48322	USA
ALMEIDA, JOSE ANTONIO		1830 RADIUS DR #521	HOLLYWOOD	FL	33020	USA
ALTA HOLLYWOOD LLC		2950 SW 27 AVE #220	MIAMI	FL	33133	USA
AMANECER INVESTMENT	GROUP LLC	18205 BISCAYNE BLVD STE 2205	AVENTURA	FL	33160	USA
AMIRKHANIAN, CLAUDE		504 N 20 AVE	HOLLYWOOD	FL	33020	USA
AMRANI, SELA	AMRANI, DONNA	1830 RADIUS DR #1414	HOLLYWOOD	FL	33020	USA
ANZALONE, CHLOE DANIELLE		1830 RADIUS DR #808	HOLLYWOOD	FL	33020	USA
AQUILES 1 LLC		17701 BISCAYNE BLVD SUITE 200	AVENTURA	FL	33160	USA
ARCHBISHOP OF THE ARCHDIOCESE OF	MIAMI &WENSKI, THOMAS G	9401 BISCAYNE BLVD	MIAMI	FL	33138	USA
ARCHDIOCESE OF MIAMI	CHURCH OF THE LITTLE FLOWER	9401 BISCAYNE BLVD	MIAMI SHORES	FL	33138	USA
ARGIBAY, FERNANDO JOSE		1830 RADIUS DR #711	HOLLYWOOD	FL	33020	USA
ARMAS, ALFREDO		1830 RADIUS DR #612	HOLLYWOOD	FL	33020	USA
ASTROMELIA GROUP LLC		2945 NE 185 ST #1410	AVENTURA	FL	33180	USA
ASTUDILLO, MARY LOUISA		1830 RADIUS DR #702	HOLLYWOOD	FL	33020	USA
AUSTIN, DAVID		1830 RADIUS DR #1109	HOLLYWOOD	FL	33020	USA
B & H REAL ESTATE MGMT LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
BABEKOV, ALIK &	BABEKOVA, SVETLANA	7559 181 ST #75	FRESH MEADOWS	NY	11366	USA
BARASH, AVRAHAM	BARASH, RIVKA	3250 STIRLING RD	HOLLYWOOD	FL	33021	USA
BARASH, AVRAHAM E	BARASH, RIVKA	3401 N HILLS DR	HOLLYWOOD	FL	33021	USA
BATTLE, FRANCIS E H/E	LAABS, JOHN W	1830 RADIUS DR #502	HOLLYWOOD	FL	33020	USA
BEACAT INC		20900 NE 30 AVE #200-27	AVENTURA	FL	33180	USA
BEIRAS, MANUEL		450 E 30 ST APT 10	HIALEAH	FL	33013	USA
BELLANAME INC		16132 NW 14 CT	PEMBROKE PINES	FL	33028	USA
BELLANAME INC		129 BOUGAINVILLEA ST NE	LAKE PLACID	FL	33852	USA
BERGER, DAN		862 WASHINGTON ST	HOLLYWOOD	FL	33019	USA
BERGMAN, ARNOLD	BERGMAN, SABRINA	1712 S 8 PL	LAS VEGAS	NV	89104	USA
BERNAL, CAROLINA		9734 TAPESTRY PARK CIR #416	JACKSONVILLE	FL	32246	USA
BERRIO, CARLOS E &	BERRIO, LISA D	7741 NW 46 CT	LAUDERHILL	FL	33351	USA
BETANCOURT, MARCO	BETANCOURT, ISABEL	23305 CHURCHES ST	SOUTHFIELD	MI	48033	USA

BOCCIA, JUAN JOSE		1830 RADIUS DR APT 804	HOLLYWOOD	FL	33020	USA
BOCCIA, JUAN JOSE JR		1830 RADIUS DR APT 804	HOLLYWOOD	FL	33020	USA
BOCCIA, JUAN SR	BOCCIA, ZULEMA	1830 RADIUS DR APT 804	HOLLYWOOD	FL	33020	USA
BOCCIA, JUAN SR H/E	BOCCIA, JUAN JR	1830 RADIUS DR #804	HOLLYWOOD	FL	33020	USA
BRAND, COLLEEN M &	SCHUH, CARL-HEINZ WALDERMAR	47 JURQUATY RD	ANDOVER	CT	06232	USA
BRANNON, FAULLIN		1830 RADIUS DR #418	HOLLYWOOD	FL	33020	USA
BRATUKHINA, MARIA	RESHETNIKOV, EVGENY	1830 RADIUS DR APT 1120	HOLLYWOOD	FL	33020	USA
BROWN-ARCHIE, DERYL JUNE	WILLIAMS, RICHARD WAYNE	538 SW 335 ST	FEDERAL WAY	WA	98023	USA
BRYANT, TIMOTHY L		1830 RADIUS DR #512	HOLLYWOOD	FL	33020	USA
BUTTONWOOD PARTNERS ASSET	MANAGEMENT II LLC	484 TEMPLE HILL RD STE 102	NEW WINDSOR	NY	12553	USA
CABAN, MIGUEL		1830 RADIUS DR #202	HOLLYWOOD	FL	33020	USA
CAIZEA, ARGENIS COROMOTO	CAIZEA, ROSMARY CAROLINA	2750 NE 183 ST #1104	AVENTURA	FL	33160	USA
CALBIZ LLC		900 N FEDERAL HWY #300	HALLANDALE BEACH	FL	33009	USA
CALDERON, TAMMY ANN		9208 PIONEER FOREST DR	AUSTIN	TX	78744	USA
CAMPBELL, JAVEN		1830 RADIUS DR #805	HOLLYWOOD	FL	33020	USA
CARDENO, HERNAN		18459 PINES BLVD #125	PEMBROKE PINES	FL	33029	USA
CARLEEN, DANIEL J & BARBARA J		1830 RADIUS DR #206	HOLLYWOOD	FL	33020	USA
CARMELA MORA LLC		1065 SW 8 ST #459	MIAMI	FL	33130	USA
CARRION, ALEJANDRO AUGUSTO	CARRION, URSULA VAZ	1252 MAGNOLIA AVE	SAN JOSE	CA	95126	USA
CASTRO LIV TR	CASTRO, JAN M TRSTEE ETAL	3315 POTTERTON DR	FALLS CHURCH	VA	22044	USA
CASTRO, JOYCE S & JAN M		3315 POTTERTON DR	FALLS CHURCH	VA	22044	USA
CHERIAN, JEETHI SUSAN		1830 RADIUS DR #1326	HOLLYWOOD	FL	33020	USA
CHIRA, ROBERT		940 ADAMS ST	HOLLYWOOD	FL	33019	USA
CHOKHMAN, ISMAIL		92 SW 3 ST APT 4109	MIAMI	FL	33130	USA
CHUBIRKA, MARIANNE		1830 RADIUS DR #902	HOLLYWOOD	FL	33020	USA
CHUQUIHUARA, MARIA LILIANA		1830 RADIUS DR #1318	HOLLYWOOD	FL	33020	USA
CINQUEMANI, GRACIELA	PALMA, ROBERTO	1830 RADIUS DR #1203	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	OFFICE OF PARKING SERVICES	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
COHEN, MARISABEL & SAMUELE	COHEN, MELANIE & COHEN, NATHALIE	1830 RADIUS DR #913	HOLLYWOOD	FL	33020	USA
COMERCIALIZADORA SOINPRO AYD LLC		2815 DIRECTORS ROW #100 -2022	ORLANDO	FL	32809	USA
COOPER, FREDERICK FRANCIS		1830 RADIUS DR #714	HOLLYWOOD	FL	33020	USA
COWLEY, SCOTT D		13175 EMERALD DR APT 3	NORTH MIAMI	FL	33181	USA
CS AVIATION CONSULTANTS INC		PO BOX 3417	HALLANDALE BEACH	FL	33008	USA
DAHYA, JAYESH		1830 RADIUS DR #706	HOLLYWOOD	FL	33020	USA
D'ALESSANDRO, PIERLUIGI		1830 RADIUS DR #1204	HOLLYWOOD	FL	33020	USA
DALMENDRAY, JORGE LUIS	MURO, ANE IBARRA	1830 RADIUS DR #1006	HOLLYWOOD	FL	33020	USA
DANN, DOUGLAS W		1830 RADIUS DR #503	HOLLYWOOD	FL	33020	USA
DE SIVOLI, LILLIAN		1830 RADIUS DR #508	HOLLYWOOD	FL	33020	USA
DENARO, HILDA		1830 RADIUS DR #703	HOLLYWOOD	FL	33020	USA
DI MARCO, GERARDO		1830 RADIUS DR #619	HOLLYWOOD	FL	33020	USA
DIAMOND, ARTHUR J & TERRI L		1830 RADIUS DR #1313	HOLLYWOOD	FL	33020	USA
DIAZ, ELIADES		1830 RADIUS DR #1226	HOLLYWOOD	FL	33020	USA
DIER ESTATES INC		2425 GRAND AVE	BALDWIN	NY	11510	USA
DIERONE INC		1819 FILLMORE ST REAR	HOLLYWOOD	FL	33020	USA
DIEZ, JAVIER	DIEZ, LUCIA O	1600 NE 1 AVE #3508	MIAMI	FL	33132	USA
DIXON, CYNTHIA A		1830 RADIUS DR #404	HOLLYWOOD	FL	33020	USA
DONDE, LOUIS E	OPITZ, CONSTANCE M	1830 RADIUS DR APT 423	HOLLYWOOD	FL	33020	USA
DONOFRIO, VIRGINIA		1830 RADIUS DR #1023	HOLLYWOOD	FL	33020	USA
DRAGANCHUK, IHOR M	BILANICZ, ANNA D	2346 W SUPERIOR ST	CHICAGO	IL	60612	USA

DURANGO & SAA INVESTMENTS LLC		PO BOX 220553	HOLLYWOOD	FL	33022	USA
EDWARDS, PAUL A	EDWARDS, JENNIFER M	4260 APPLE VALLEY LN	WEST BLOOMFIELD	MI	48323	USA
EGHBALI FLORIDA LLC		5600 N LAKE DR #304	MILWAUKEE	WI	53217	USA
ENGEN, MARIA		1401 SEABREEZE BLVD	FORT LAUDERDALE	FL	33316	USA
EPELBAUM, ELIEL	EPELBAUM, HECTOR	21400 NE 20 AVE	MIAMI	FL	33179	USA
EPELBAUM, HECTOR A	TORGEMEN, CHEN HANA & EPELBAUM, E	21400 NE 20 AVE	MIAMI	FL	33179	USA
ESTEVEZ, ALEJANDRO H/E	ESTEVEZ, SANDRA	1830 RADIUS DR #622	HOLLYWOOD	FL	33020	USA
EZEKIEL, REUBEN		801 S UNIVERSITY DR STE A112	PLANTATION	FL	33324	USA
FAJARDO, SEBASTIAN		1830 RADIUS DR #312	HOLLYWOOD	FL	33020	USA
FARMER, JUDITH	HAMILTON, COURTNEY A B ETAL	1830 RADIUS DR #1105	HOLLYWOOD	FL	33020	USA
FARMER, JUDITH H/E	HAMILTON, COURTNEY ETAL	1830 RADIUS DR UNIT 1106	HOLLYWOOD	FL	33020	USA
FERNANDEZ, LUIS GUILLERMO		1830 RADIUS DR #322	HOLLYWOOD	FL	33020	USA
FLEMING, COLIN B		1830 RADIUS DR APT 912	HOLLYWOOD	FL	33020	USA
FLIDERMAN, SANDY	WEISSMAN, ARTHUR	1830 RADIUS DR #1202	HOLLYWOOD	FL	33020	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FLORNICAMI LLC		19370 COLLINS AVE #CU1	SUNNY ISLES BEACH	FL	33160	USA
FOMICHEVA, TATIANA		1830 RADIUS DR #1117	HOLLYWOOD	FL	33020	USA
FORTUNA, ZRIHEN A		2065 NE 202 ST	NORTH MIAMI	FL	33179	USA
FRANA LLC		5805 BLUE LAGOON DR #200	MIAMI	FL	33126	USA
FRANK A GAUDIER REV LIV TR	GAUDIER, FRANK A JR TRSTEE	1720 ANDRES BELLO ST	PURPLE TREE URB SAN JUAN	PR	00926	PUERTO RICO
FRANZOSO, DIANE		6 HIXSON RD	CROTON-ON-HUDSON	NY	10520	USA
FRATARCANGELLI, BERNARD		2750 NE 183 ST #1104	AVENTURA	FL	33180	USA
FREDDIE PROPERTIES INC		2300 NW CORPORATE BLVD #141	BOCA RATON	FL	33431	USA
G&H INVESTMENTS		19201 COLLINS AVE #429	SUNNY ISLES BEACH	FL	33160	USA
GALLARDO, MARIA GABRIELA		1830 RADIUS DR APT 1214	HOLLYWOOD	FL	33020	USA
GARRIDO, BRANDON		1830 RADIUS DR #802	HOLLYWOOD	FL	33020	USA
GARTH, GLEN	GARTH, YVONNE	9891 WINDING RIDGE LN	DAVIE	FL	33324	USA
GASSICK, BRIAN J H/E	FABER, JOSEPH A	1830 RADIUS DR #611	HOLLYWOOD	FL	33020	USA
GAUDIER, FRANK A JR		1830 RADIUS DR APT 723	HOLLYWOOD	FL	33020	USA
GIGLIOLI, KELSEY R & DENIS H		1830 RADIUS DR #812	HOLLYWOOD	FL	33020	USA
GIL, EUDIO & CECILIA	GIL, VANESSA	1830 RADIUS DR #925	HOLLYWOOD	FL	33020	USA
GIRALDO, ELIANA		1830 RADIUS DR #605	HOLLYWOOD	FL	33020	USA
GLASS, SUSANNE		1830 RADIUS DR #1412	HOLLYWOOD	FL	33020	USA
GLOVER, MATTHEW W & MELODY A		1830 RADIUS DR #1020	HOLLYWOOD	FL	33020	USA
GOLFVIEW INVESTMENTS LLC		315 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
GOLFVIEW RENTAL APARTMENTS LLC		315 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
GOLFVIEW RESIDENCES LLC		315 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
GOMEZ, ALCIDES JAVIER	GOMEZ, ESTELA M	7 LINCOLN PL	MAPLEWOOD	NJ	07040	USA
GRAND PROPERTY MANAGEMENT LLC		1830 RADIUS DR #813	HOLLYWOOD	FL	33020	USA
GRAVES, RODGER A		1830 RADIUS DR UNIT 417	HOLLYWOOD	FL	33020	USA
GREEN PINE 54 LLC		19790 W DIXIE HWY #1111	MIAMI	FL	33180	USA
GREYTOBY INC		8637 ESCONDIDO WAY EAST	BOCA RATON	FL	33433	USA
HAKONE LLC	%CORPORATE SYSTEMS LLC	3500 S DUPONT HWY	DOVER	DE	19901	USA
HALL, RONNIE JUDITH	RONNIE JUDITH HALL REV TR	1830 RADIUS DR #801	HOLLYWOOD	FL	33020	USA
HANSSSEN, NICOLETTA		1985 LAKE POINT DR	WESTON	FL	33326	USA
HARCHAVA LLC		4539 ROYAL PALM AVE	MIAMI BEACH	FL	33140	USA
HARMON, ZACHARY BLAINE H/E	HARMON, DAVID PAUL	1830 RADIUS DR #708	HOLLYWOOD	FL	33020	USA
HARRIS, JENNIFER		3618 MOSSDALE AVE	DURHAM	NC	27707	USA
HC REAL PROPERTY LLC		1776 POLK STREET STE 200	HOLLYWOOD	FL	33020	USA
HEIECK, SYMBAT		1830 RADIUS DR APT 1306	HOLLYWOOD	FL	33020	USA
HERNANDEZ, GUADALUPE & JESUS		1830 RADIUS DR #625	HOLLYWOOD	FL	33020	USA

HIPOLITO & ASOCIADOS LLC		1830 RADIUS DR #601	HOLLYWOOD	FL	33020	USA
HIPOLITO & ASOCIADOS LLC	%AGUSITNA ENGLEBIENNE SOBRERO	5600 COLLINS AVE #17Y	MIAMI BEACH	FL	33140	USA
HOCHMAN, ALAN		1830 RADIUS DR #1110	HOLLYWOOD	FL	33020	USA
HOFFMAN, DAVID R		1830 RADIUS DR #1124	HOLLYWOOD	FL	33020	USA
HOGENKAMP, CHRISTINE		1830 RADIUS DR UNIT 725	HOLLYWOOD	FL	33020	USA
HORNBuckle, SCOTT & PAOLA		1830 RADIUS DR #313	HOLLYWOOD	FL	33020	USA
IBIT LLC		5740 NW 74 PL APT 107	COCONUT CREEK	FL	33073	USA
ISRAELI, ERAN		875 MANGO AVE	SUNNYVALE	CA	94087	USA
IULIANO, CORRADO		245 MOUNTAIN WAY	LYNDHURST	NJ	07071	USA
JANKOVIC, MILIVOJ		1830 RADIUS DR #1112	HOLLYWOOD	FL	33020	USA
JAROSZ, MICHAEL L		1830 RADIUS DR #520	HOLLYWOOD	FL	33020	USA
JOELLE TRIOLLE REV TR	TRIOLLET, JOELLE M TRSTEE	1330 WEST AVE APT 2310	MIAMI BEACH	FL	33139	USA
JOHNSON, ANTHONY &	WRIGHT, TERESA	6441 SW 3 CT	PEMBROKE PINES	FL	33023	USA
JOLLY, PRAVEEN B &	SINGH, JAGDEEP	6851 W SUNRISE BLVD STE 140	PLANTATION	FL	33313	USA
JOSEPH KHAI MAMMON REV TR		1101 NE 3 ST	HALLANDALE BEACH	FL	33009	USA
JOSEPH, JESSICA		1830 RADIUS DR #613	HOLLYWOOD	FL	33020	USA
KALITSKAYA, KRISTINA		1830 RADIUS DR APT 519	HOLLYWOOD	FL	33020	USA
KANTOR, LIDOR		1009 SE 7 ST	FORT LAUDERDALE	FL	33301	USA
KARLIMAR LLC		11605 NW 89 ST #226	DORAL	FL	33178	USA
KAWSAY INVESTMENTS LLC		6303 BLUE LAGOON DR #200	MIAMI	FL	33126	USA
KHUSHI LLC		1060 SATINLEAF ST	HOLLYWOOD	FL	33019	USA
KIEFFER, KAREN		40 KENSINGTON CT	CHESHIRE	CT	06410	USA
KIMEN LLC		5805 BLUE LAGOON DR STE 200	MIAMI	FL	33126	USA
KIMMEY, MICHAEL	KIMMEY, EDWARD L	5140 COUNTY RD #104	MOUNT GILEAD	OH	43338	USA
KLEINMAN, LINDA		4737 N OCEAN DR #169	LAUDERDALE BY THE SEA	FL	33308	USA
KOLB, ALEXANDRA		1830 RADIUS DR #1024	HOLLYWOOD	FL	33020	USA
KOZLOV, VERA		98 FAXON ST	NEWTON	MA	02458	USA
LANALUX INC		8036 NW 115 WAY	PARKLAND	FL	33076	USA
LBJS HOLDINGS LLC		PO BOX 3417	HALLANDALE BEACH	FL	33008	USA
LEVENSON, JENNIFER	IRVING B LEVENSON IRREV TR	1830 RADIUS DR APT 623	HOLLYWOOD	FL	33020	USA
LEWIS, JOHN G	LEWIS, KECIA B	1819 MASSACHUSETTS AVE SE	WASHINGTON	DC	20003	USA
LINLEY-MATTIS, SHERRIE	MATTIS, GRAFTON	1830 RADIUS DR #1223	HOLLYWOOD	FL	33020	USA
LOPEZ, NESTOR R	ABDUL-MESIH, LEYLA M	13826 NW 21 ST	PEMBROKE PINES	FL	33028	USA
LUCIANO, DAYANARA		1830 RADIUS DR #820	HOLLYWOOD	FL	33020	USA
LUNA, SOL MIROSLAVA		1541 EDGEWATER LN	CLARKSVILLE	TN	37043	USA
M S & F L LLC	% MARIANA SCHNECK	6718 NW 72 AVE #B-8062	MIAMI	FL	33166	USA
MAHARAJ, VARUN		1830 RADIUS DR #1416	HOLLYWOOD	FL	33020	USA
MARIA M WARNER IRREV TR	WARNER, MARIA M TRSTEE	8690 SW 57 CT	COOPER CITY	FL	33328	USA
MARIFE LLC		175 SW 7 ST #1524	MIAMI	FL	33130	USA
MARTINEZ, CARLOS & TERESA		4801 N 35 ST	HOLLYWOOD	FL	33021	USA
MARTINEZ, JOHN		1285 LANSING DR	SPRINGHILL	FL	34608	USA
MARVELI C FELDMAN REV LIV TR	FELDMAN, MARVELI CIRILA TRSTEE	325 S 16 AVE	HOLLYWOOD	FL	33020	USA
MASRI, MONEER H/E	GOMEZ HERNANDEZ, OSMAY	1830 RADIUS DR #403	HOLLYWOOD	FL	33020	USA
MATOS, NORMA BEATRIZ H/E	TROCONIS MATOS, NORMA BEATRIZ	1830 RADIUS DR #709	HOLLYWOOD	FL	33020	USA
MAYO B LLC		2240 BARTOW AVE	BRONX	NY	10475	USA
MAZUFRI, GEORGE H		1851 FILLMORE ST	HOLLYWOOD	FL	33020	USA
MC DOWELL, HENRY W & LAUREN C		1830 RADIUS DR #1014	HOLLYWOOD	FL	33020	USA
MCCLUSKY, MATTHEW		1830 RADIUS DR #524	HOLLYWOOD	FL	33020	USA
MEDINA, JOYCE J		1830 RADIUS DR #303	HOLLYWOOD	FL	33020	USA
MEJIA, FRANKLIN D		180 CABRINI BLVD APT 62	NEW YORK	NY	10033	USA
MEJIAS, MICHAEL		1830 RADIUS DR #1021	HOLLYWOOD	FL	33020	USA

MELGUIZOVSKI, MATTHEW		2633 MEADOWEDGE LOOP	SAINT CLOUD	FL	34772	USA
MENA, GINA		918 NW 133 AVE	PEMBROKE PINES	FL	33028	USA
MIJATOVIC, RISTO	MIJATOVIC, SMILJKA	1830 RADIUS DR #219	HOLLYWOOD	FL	33020	USA
MIRANDA, ROSARIO M	MIRANDA, TERESA N ETAL	8690 SW 57 CT	COOPER CITY	FL	33328	USA
MKN LLC		1060 SATIN LEAF ST	HOLLYWOOD	FL	33019	USA
MNCUS LLC		16192 COASTAL HWY	LEWES	DE	19958	USA
MOOSHER, MICHAEL & ROXANNE		13300 LOYALTY RD	LEESBURG	VA	20176	USA
MOREL 510 LLC	%BLANCO PALOMO	18205 BISCAYNE BLVD #2205	AVENTURA	FL	33160	USA
MUZAFFARR, ZULEIKHA H/E	MUZAFFARR, BILQUIS	1830 RADIUS DR #1125	HOLLYWOOD	FL	33020	USA
NAGARAJAN, ANANTHANARAYANAN	NAGARAJAN, SUDHA	3363 KENNETH DR	PALO ALTO	CA	94303	USA
NALVEN, KARIN GABRIELA ETAL		1830 RADIUS DR #424	HOLLYWOOD	FL	33020	USA
NAUTH, ALLAN		1904 TAYLOR ST	HOLLYWOOD	FL	33020	USA
NETA LLC		785 CRANDON BLVD #201	KEY BISCAYNE	FL	33149	USA
NEWSHAN, GEORGE J &	NEWSHAN, MARIANNE	317 BANBURY RD	MASSAPEQUA	NY	11758	USA
NEWSOM, STEPHEN RICHARD		1830 RADIUS DR #716	HOLLYWOOD	FL	33020	USA
OLIVA, TANIA		8265 NW 156 TER	MIAMI LAKES	FL	33016	USA
OLIVIA CR CORP		20200 W DIXIE HWY #907	AVENTURA	FL	33180	USA
ONYX PROPERTY MGMT LLC		PO BOX 222067	HOLLYWOOD	FL	33022	USA
OPITZ, MARTHA JANE		4015 FILLMORE ST	HOLLYWOOD	FL	33021	USA
ORTIZ, YOLANDA		PO BOX 220308	HOLLYWOOD	FL	33022	USA
PALACIOS CERVANTES, MIGUEL		1830 RADIUS DR #1026	HOLLYWOOD	FL	33020	USA
PARKHOMENKO, YURIY		1830 RADIUS DR #1307	HOLLYWOOD	FL	33020	USA
PAUL, ERIC MATTHEW	ECP REALTY & TR	1809 FILLMORE ST	HOLLYWOOD	FL	33020	USA
PELEG, ILANA		1830 RADIUS DR #906	HOLLYWOOD	FL	33020	USA
PERA 522 LLC		2750 NE 185 ST STE 202	AVENTURA	FL	33180	USA
PEREZ, LAWRENCE J		1830 RADIUS DR #1224	HOLLYWOOD	FL	33020	USA
PEREZ, VIRGINIA		4001 SW 102 AVE	DAVIE	FL	33328	USA
PEREZ, VIRGINIA E	GRAMATGES, VIRGINIA E	1830 RADIUS DR #420	HOLLYWOOD	FL	33020	USA
PHILIP FRED ADLER REV TR	KAREN KRUEGER ADLER REV TR	1830 RADIUS DR #726	HOLLYWOOD	FL	33020	USA
PHILLIP, KY-ANN R		1830 RADIUS DR #413	HOLLYWOOD	FL	33020	USA
PIGMOUSE LLC		20315 NE 15 CT	MIAMI	FL	33179	USA
PIGMOUSE LLC		20325 NE 15 CT	MIAMI	FL	33179	USA
PINES PALM INVESTMENTS	WEST LLC	1912 TAYLOR ST	HOLLYWOOD	FL	33020	USA
PIRAMIDE I LLC		1549 NE 123 ST	NORTH MIAMI	FL	33161	USA
PUIG ALCAZAR, ANABEL		1830 RADIUS DR #626	HOLLYWOOD	FL	33020	USA
QUELAL, JUAN C	PENA, GABRIELA	1830 RADIUS DR #704	HOLLYWOOD	FL	33020	USA
QUEVEDO, DALIA	RECALDE, FAUSTO	10910 CLUBHOUSE RD	PEMBROKE PINES	FL	33026	USA
RADCLIFFE, DAVID E	DAVID E RADCLIFFE LIV TR	1830 RADIUS DR #1219	HOLLYWOOD	FL	33020	USA
RADIUS 1209 LLC		3456 SHADY OAK ST	FORT LAUDERDALE	FL	33312	USA
RADIUS 904 LLC		900 N FEDERAL HWY #300	HALLANDALE BEACH	FL	33009	USA
RADIUS RETAIL CONDOMINIUM LLC		1930 HARRISON ST #503	HOLLYWOOD	FL	33020	USA
RAMOS, MIGUEL ERNESTO	RAMOS, CARLOS A	1857 FILLMORE ST	HOLLYWOOD	FL	33020	USA
RAUSEO, MARIA ANDREINA		1830 RADIUS DR #205	HOLLYWOOD	FL	33020	USA
RAVLUSYK, MYKHAILO		1830 RADIUS DR #1411	HOLLYWOOD	FL	33020	USA
RAVLUSYK, MYKHAILO		1830 RADIUS DR #1413	HOLLYWOOD	FL	33020	USA
RBG GROUP PROPERTIES LLC		400 SUNNY ISLES BLVD #1902	SUNNY ISLES BEACH	FL	33160	USA
RECA REALTY LLC		3101 S OCEAN DR UNIT 2101	HOLLYWOOD	FL	33019	USA
RED UNIVERSAL SYSTEM LLC		111 SE 3 AVE APT 202	DANIA BEACH	FL	33004	USA
REED, PATRICIA ELIZABETH	TELFER, PAUL THEODORE	500 PARKRIDGE DR	VACAVILLE	CA	95688	USA
REYES OSORIO, ALEXIS		1830 RADIUS DR #705	HOLLYWOOD	FL	33020	USA
RICHTER, GUENTER	GUENTER H RICHTER LIV TR	1830 RADIUS DR #414	HOLLYWOOD	FL	33020	USA

ROBERTS, SCOTT B		3837 HOLLYWOOD BLVD #A	HOLLYWOOD	FL	33021	USA
RODRIGUEZ-MORALES, CRISTAL DAYNES		1830 RADIUS DR #922	HOLLYWOOD	FL	33020	USA
ROSA CONDOS LLC		PO BOX 3417	HALLANDALE BEACH	FL	33008	USA
ROSA TS LLC		PO BOX 3417	HALLANDALE BEACH	FL	33008	USA
ROSADO, ROY		16841 NW 78 CT	MIAMI LAKES	FL	33016	USA
ROZAS, JHOAN BARNABY		6534 NW 170 LN	HIALEAH	FL	33015	USA
RUGGIERO, WILLIAM C		200 S ANDREWS AVE STE 703	FORT LAUDERDALE	FL	33301	USA
RUOTOLO, THOMAS A	THOMAS A RUOTOLO REV TR	1830 RADIUS DR #314	HOLLYWOOD	FL	33020	USA
RUVO, ANTHONY A		1830 RADIUS DR APT 907	HOLLYWOOD	FL	33020	USA
SAEZ, ANGEL		25 BOERUM ST UNIT 18-M	BROOKLYN	NY	11206	USA
SALAUES INVESTMENTS LLC		4151 N 29 AVE	HOLLYWOOD	FL	33020	USA
SALAUES, DANIELA	SALAUES, ORIETA	231 186 ST	SUNNY ISLES BEACH	FL	33160	USA
SALLERESWEALTH LLC		10779 BITTERNUT HICKORY LN	BOYNTON BEACH	FL	33437	USA
SAROS LLC		PO BOX 475	DEERFIELD BEACH	FL	33443	USA
SAUNDERS, STILLMAN	STEPHENS, NANCY	8389 SE 43 ST	MERCER ISLAND	WA	98040	USA
SCHACHNER, ROBERT D		521 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
SCHAFER, SHAUN MARIE		1830 RADIUS DR #1201	HOLLYWOOD	FL	33020	USA
SCHRAG, BARRY		PO BOX 11977	FORT LAUDERDALE	FL	33339	USA
SCOTT, JACQUELINE Y		93 GIORDANO DR	WEST ORANGE	NJ	07052	USA
SECU, DANIEL		2700 S HIATUS RD	DAVIE	FL	33330	USA
SELCO PROPERTIES LLC		1021 NW 173 AVE	PEMBROKE PINES	FL	33029	USA
SHAMALOV, BELLA		7469 220 ST #1B	OAKLAND GDNS	NY	11364	USA
SHINAS, EMILIA		12-14 UTOPIA PARKWAY	WHITESTONE	NY	11357	USA
SHIRAL DELA GROUP LLC		1835 E HALLANDALE BCH BLVD #612	HALLANDALE BEACH	FL	33009	USA
SHUSHAN, YAAKOV BEN		1830 RADIUS DR #224	HOLLYWOOD	FL	33020	USA
SIBAJA, DENISSE ZENaida	SIBAJA, ISAIAS	1906 TAYLOR ST	HOLLYWOOD	FL	33020	USA
SIBILA, JORGE AURELIO	SIBILA, FARIBA HAGHAYEGH	1823 SW 16 ST	MIAMI	FL	33145	USA
SILVA LEON, GRETHEL MABEL		1830 RADIUS DR UNIT 304	HOLLYWOOD	FL	33020	USA
SILVESTRO, CYNTHIA P &	SILVESTRO, STEVEN L	1506 POLK ST	HOLLYWOOD	FL	33020	USA
SLUSHER, ROY GILBERT		1830 RADIUS DR #209	HOLLYWOOD	FL	33020	USA
SOROOSH, VALIOLLAH		1830 RADIUS DR #701	HOLLYWOOD	FL	33020	USA
SOTO-ROSA, GUSTAVO J		300 SUMMER ST APT 48	BOSTON	MA	02210	USA
SOUTHERN RATE EXCHANGE INC		1830 RADIUS DR #1312	HOLLYWOOD	FL	33020	USA
SOVERIGN VICTORIA GRADY LIV TR	GRADY, JAMES & SOVERIGN TRSTEE	12060 NW 10 ST	CORAL SPRINGS	FL	33071	USA
SPITAL FIELDS LLC		7951 RIVIERA BLVD STE 101	MIRAMAR	FL	33023	USA
SR INVEX LLC		2000 NW 150 AVE STE 2109	PEMBROKE PINES	FL	33028	USA
SR88 LLC		2240 BARTOW AVE	BRONX	NY	10475	USA
STARR, SARA JO		914 S NORTHLAKE DR	HOLLYWOOD	FL	33019	USA
STOYEN, MARK S H/E	STOYEN, ALEXANDER D & LANA	1830 RADIUS DR #607	HOLLYWOOD	FL	33020	USA
STYLES, VICTORIA		1830 RADIUS DR UNIT 822	HOLLYWOOD	FL	33020	USA
SUDESTE 1218 LLC	%BLANCA PALOMO	18205 BISCAYNE BLVD #2205	AVENTURA	FL	33160	USA
TACHIBANA, MITSUKAZU	BROWN, VIVIENNE LIM	1830 RADIUS DR #1111	HOLLYWOOD	FL	33020	USA
THE TRIFE LLC		407 LINCOLN RD #11K	MIAMI BEACH	FL	33139	USA
TOBELEM, JANET		1830 RADIUS DR #218	HOLLYWOOD	FL	33020	USA
TPEC HOLLYWOOD LLC		35-15 FARRINGTON ST	FLUSHING	NY	11354	USA
TRIFE LLC		5600 COLLINS AVE #17Y	MIAMI BEACH	FL	33140	USA
TRIVIC, MILOS	TRIVIC, SANJA	1830 RADIUS DR #419	HOLLYWOOD	FL	33020	USA
TSITSIAHVILI, IMEDA		1830 RADIUS DR APT 1222	HOLLYWOOD	FL	33020	USA
TUOMAALA, ESA JUHANI		1830 RADIUS DR #401	HOLLYWOOD	FL	33020	USA
UNITED STATES POSTAL SERVICE		PO BOX 667180	DALLAS	TX	75266	USA
V3 PROP LLC		1835 E HALLANDALE BCH BLVD #351	HALLANDALE BEACH	FL	33009	USA

VALENTINE, MICHELE		1815 FILLMORE ST	HOLLYWOOD	FL	33020	USA
VASSALLO, JOHN P		1738 PIERCE ST	HOLLYWOOD	FL	33020	USA
VISCONTI, KIM L		2448 AMHERST ST	EAST MEADOW	NY	11554	USA
VISOR LLC	% SOTO-ROSA, GUSTAVO	300 SUMMER ST #48	BOSTON	MA	02210	USA
VISTA VERDE BV LLC		5445 COLLINS AVE #CU14	MIAMI BEACH	FL	33140	USA
W REALTY INVEST LLC		1200 BRICKELL AVE #1960	MIAMI	FL	33131	USA
WALLACE, MARTA S		1830 RADIUS DR #309	HOLLYWOOD	FL	33020	USA
WALLACE, MARTA S		1830 RADIUS DR #901	HOLLYWOOD	FL	33020	USA
WALLACE, STANLEY A		1830 RADIUS DR #1108	HOLLYWOOD	FL	33020	USA
WEST INDIAN CORP		495 W 15 ST	HIALEAH	FL	33010	USA
WEST MJD LLC		PO BOX 3417	HALLANDALE BEACH	FL	33008	USA
WHALE POND LLC		2025 TYLER ST	HOLLYWOOD	FL	33020	USA
WILDER, ROBERT E		511 SE 5 AVE APT 1917	FORT LAUDERDALE	FL	33301	USA
WINNERS CIRCLE ASSET MGMT LLC	% ANTHONY RUVO	484 TEMPLE HILL RD #102	NEW WINDSOR	NY	12553	USA
YESHITLA, FREHIWOT	AKLILU, YARED	31 SENECA RD	SEA RANCH LAKES	FL	33308	USA
YING PERRYMAN REV LIV TR	PERRYMAN, YING TRSTEE	7722 SANDHILL CT	WEST PALM BEACH	FL	33412	USA
YUGLER, COREY		1830 RADIUS DR #1311	HOLLYWOOD	FL	33020	USA
ZABA ROOTS LLC		1830 RADIUS DR #924	HOLLYWOOD	FL	33020	USA
ZABARI, ELIYAHU		1830 RADIUS DR #406	HOLLYWOOD	FL	33020	USA
ZIVKOVIC, JOVAN	ZIVKOVIC, SNEZANA RADENOVIC	1830 RADIUS DR #811	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	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
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
PARKSIDE CIVIC ASSOCIATION	C/O KENNETH CRAWFORD, PRES.	2018 FLETCHER ST	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O MITCH ANTON	1900 VAN BUREN ST, APT 502	HOLLYWOOD	FL	33020	USA

ALFRED, SAMUEL
RINOLLINI, RENATO
771 VERSAILLES
MONTREAL QC H3C 1Z5
CANADA

CAMACHO ROA, DAVID ERNESTO
CRA 12A #134-10 INT E-18
BOGOTA
COLOMBIA

CHIASSON, PIERRE
LANDRY, JOHANNE
33 RUE DU PECHEUR SUD
LAMEQUE NB E8T 1L2
CANADA

FAUBERT, ERIC
5925 RUE PELOQUIN
LAVAL QC H7H 2X1
CANADA

ISRAELI, ERAN
25A HUAFUJIARI BLDG
SHUIWANTOO SHEKOU 51806
CHINA

PROKHOROV, ALEXANDER
BAYKALSKAIA ST 42/2 UNIT 12
MOSCOW 1074 97
RUSSIA

VALDIVA, JAVIER ANDRE HERNANDEZ
URDANETA #107-60 LA VINA
VALENCIA 2001
VENEZUELA

1 FILLMORE LLC
1980 NW 81 AVE
CORAL SPRINGS, FL 33071

1610 NORTH DIXIE HIGHWAY LLC
4403 15 AVE STE 192
BROOKLYN, NY 11219

1718 PIERCE HW-MF LLC
2719 HOLLYWOOD BLVD STE 5079
HOLLYWOOD, FL 33020

1817 TAYLOR DEVELOPMENT LLC
1212 NW 82 AVE
DORAL, FL 33126

1830 RADIUS DR LLC
1095 OYSTERWOOD ST
HOLLYWOOD, FL 33019

1910 FILLMORE REALTY LLC
550 OCEAN BLVD
GOLDEN BEACH, FL 33160

1911 TAYLOR AVE LLC
4403 15 AVE
BROOKLYN, NY 11219

404 N 17 AVE LLC
420 S DIXIE HWY
HALLANDALE BEACH, FL 33009

500 NORTH FEDERAL HIGHWAY LLC
1101 PINE LODGE TRL
COOPER CITY, FL 33328

AGUILERA, ARTURO
3020 SW 187 TER
MIRAMAR, FL 33029

AKHMEDOV, RAMAL
AKHMEDOVA, EKATERINA
1830 RADIUS DR #903
HOLLYWOOD, FL 33020

ALBI 11 LLC
1830 RADIUS DR #522
HOLLYWOOD, FL 33020

ALBI 11 LLC
5600 COLLINS AVE #17Y
MIAMI BEACH, FL 33140

ALFONSO, RUBEN A
2775 NE 187 ST APT 518
MIAMI, FL 33180

AL-MAKI, FAIEZ
7130 ORCHARD LAKE RD
WEST BLOOMFIELD, MI 48322

ALMEIDA, JOSE ANTONIO
1830 RADIUS DR #521
HOLLYWOOD, FL 33020

ALTA HOLLYWOOD LLC
2950 SW 27 AVE #220
MIAMI, FL 33133

AMANECER INVESTMENT
GROUP LLC
18205 BISCAYNE BLVD STE 2205
AVENTURA, FL 33160

AMIRKHANIAN, CLAUDE
504 N 20 AVE
HOLLYWOOD, FL 33020

AMRANI, SELA
AMRANI, DONNA
1830 RADIUS DR #1414
HOLLYWOOD, FL 33020

ANZALONE, CHLOE DANIELLE
1830 RADIUS DR #808
HOLLYWOOD, FL 33020

AQUILES 1 LLC
17701 BISCAYNE BLVD SUITE 200
AVENTURA, FL 33160

ARCHBISHOP OF THE ARCHDIOCESE OF
MIAMI & WENSKI, THOMAS G
9401 BISCAYNE BLVD
MIAMI, FL 33138

ARCHDIOCESE OF MIAMI
CHURCH OF THE LITTLE FLOWER
9401 BISCAYNE BLVD
MIAMI SHORES, FL 33138

ARGIBAY, FERNANDO JOSE
1830 RADIUS DR #711
HOLLYWOOD, FL 33020

ARMAS, ALFREDO
1830 RADIUS DR #612
HOLLYWOOD, FL 33020

ASTROMELIA GROUP LLC
2945 NE 185 ST #1410
AVENTURA, FL 33180

ASTUDILLO, MARY LOUISA
1830 RADIUS DR #702
HOLLYWOOD, FL 33020

AUSTIN, DAVID
1830 RADIUS DR #1109
HOLLYWOOD, FL 33020

B & H REAL ESTATE MGMT LLC
3241 SW 44 ST
FORT LAUDERDALE, FL 33312

BABEKOV, ALIK &
BABEKOVA, SVETLANA
7559 181 ST #75
FRESH MEADOWS, NY 11366

BARASH, AVRAHAM
BARASH, RIVKA
3250 STIRLING RD
HOLLYWOOD, FL 33021

BARASH, AVRAHAM E
BARASH, RIVKA
3401 N HILLS DR
HOLLYWOOD, FL 33021

BATTLE, FRANCIS E H/E
LAABS, JOHN W
1830 RADIUS DR #502
HOLLYWOOD, FL 33020

BEACAT INC
20900 NE 30 AVE #200-27
AVENTURA, FL 33180

BEIRAS, MANUEL
450 E 30 ST APT 10
HIALEAH, FL 33013

BELLANAME INC
16132 NW 14 CT
PEMBROKE PINES, FL 33028

BELLANAME INC
129 BOUGAINVILLEA ST NE
LAKE PLACID, FL 33852

BERGER, DAN
862 WASHINGTON ST
HOLLYWOOD, FL 33019

BERGMAN, ARNOLD
BERGMAN, SABRINA
1712 S 8 PL
LAS VEGAS, NV 89104

BERNAL, CAROLINA
9734 TAPESTRY PARK CIR #416
JACKSONVILLE, FL 32246

BERRIO, CARLOS E &
BERRIO, LISA D
7741 NW 46 CT
LAUDERHILL, FL 33351

BETANCOURT, MARCO
BETANCOURT, ISABEL
23305 CHURCHES ST
SOUTHFIELD, MI 48033

BOCCIA, JUAN JOSE
1830 RADIUS DR APT 804
HOLLYWOOD, FL 33020

BOCCIA, JUAN JOSE JR
1830 RADIUS DR APT 804
HOLLYWOOD, FL 33020

BOCCIA, JUAN SR
BOCCIA, ZULEMA
1830 RADIUS DR APT 804
HOLLYWOOD, FL 33020

BOCCIA, JUAN SR H/E
BOCCIA, JUAN JR
1830 RADIUS DR #804
HOLLYWOOD, FL 33020

BRAND, COLLEEN M &
SCHUH, CARL-HEINZ WALDERMAR
47 JUROUATY RD
ANDOVER, CT 06232

BRANNON, FAULLIN
1830 RADIUS DR #418
HOLLYWOOD, FL 33020

BRATUKHINA, MARIIA
RESHETNIKOV, EVGENY
1830 RADIUS DR APT 1120
HOLLYWOOD, FL 33020

BROWN-ARCHIE, DERYL JUNE
WILLIAMS, RICHARD WAYNE
538 SW 335 ST
FEDERAL WAY, WA 98023

BRYANT, TIMOTHY L
1830 RADIUS DR #512
HOLLYWOOD, FL 33020

BUTTONWOOD PARTNERS ASSET
MANAGEMENT II LLC
484 TEMPLE HILL RD STE 102
NEW WINDSOR, NY 12553

CABAN, MIGUEL
1830 RADIUS DR #202
HOLLYWOOD, FL 33020

CAIZEA, ARGENIS COROMOTO
CAIZEA, ROSMARY CAROLINA
2750 NE 183 ST #1104
AVENTURA, FL 33160

CALBIZ LLC
900 N FEDERAL HWY #300
HALLANDALE BEACH, FL 33009

CALDERON, TAMMY ANN
9208 PIONEER FOREST DR
AUSTIN, TX 78744

CAMPBELL, JAVEN
1830 RADIUS DR #805
HOLLYWOOD, FL 33020

CARDENO, HERNAN
18459 PINES BLVD #125
PEMBROKE PINES, FL 33029

CARLEEN, DANIEL J & BARBARA J
1830 RADIUS DR #206
HOLLYWOOD, FL 33020

CARMELA MORA LLC
1065 SW 8 ST #459
MIAMI, FL 33130

CARRION, ALEJANDRO AUGUSTO
CARRION, URSULA VAZ
1252 MAGNOLIA AVE
SAN JOSE, CA 95126

CASTRO LIV TR
CASTRO, JAN M TRSTEE ETAL
3315 POTTERTON DR
FALLS CHURCH, VA 22044

CASTRO, JOYCE S & JAN M
3315 POTTERTON DR
FALLS CHURCH, VA 22044

CHERIAN, JEETHI SUSAN
1830 RADIUS DR #1326
HOLLYWOOD, FL 33020

CHIRA, ROBERT
940 ADAMS ST
HOLLYWOOD, FL 33019

CHOKHMAN, ISMAIL
92 SW 3 ST APT 4109
MIAMI, FL 33130

CHUBIRKA, MARIANNE
1830 RADIUS DR #902
HOLLYWOOD, FL 33020

CHUQUIHUARA, MARIA LILIANA
1830 RADIUS DR #1318
HOLLYWOOD, FL 33020

CINQUEMANI, GRACIELA
PALMA, ROBERTO
1830 RADIUS DR #1203
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD
OFFICE OF PARKING SERVICES
2600 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

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

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

COHEN, MARISABEL & SAMUELE
COHEN, MELANIE & COHEN, NATHALIE
1830 RADIUS DR #913
HOLLYWOOD, FL 33020

COMERCIALIZADORA SOINPRO AYD LLC
2815 DIRECTORS ROW #100 -2022
ORLANDO, FL 32809

COOPER, FREDERICK FRANCIS
1830 RADIUS DR #714
HOLLYWOOD, FL 33020

COWLEY, SCOTT D
13175 EMERALD DR APT 3
NORTH MIAMI, FL 33181

CS AVIATION CONSULTANTS INC
PO BOX 3417
HALLANDALE BEACH, FL 33008

DAHYA, JAYESH
1830 RADIUS DR #706
HOLLYWOOD, FL 33020

D'ALESSANDRO, PIERLUIGI
1830 RADIUS DR #1204
HOLLYWOOD, FL 33020

DALMENDRAY, JORGE LUIS
MURO, ANE IBARRA
1830 RADIUS DR #1006
HOLLYWOOD, FL 33020

DANN, DOUGLAS W
1830 RADIUS DR #503
HOLLYWOOD, FL 33020

DE SIVOLI, LILLIAN
1830 RADIUS DR #508
HOLLYWOOD, FL 33020

DENARO, HILDA
1830 RADIUS DR #703
HOLLYWOOD, FL 33020

DI MARCO, GERARDO
1830 RADIUS DR #619
HOLLYWOOD, FL 33020

DIAMOND, ARTHUR J & TERRI L
1830 RADIUS DR #1313
HOLLYWOOD, FL 33020

DIAZ, ELIADES
1830 RADIUS DR #1226
HOLLYWOOD, FL 33020

DIER ESTATES INC
2425 GRAND AVE
BALDWIN, NY 11510

DIERONE INC
1819 FILLMORE ST REAR
HOLLYWOOD, FL 33020

DIEZ, JAVIER
DIEZ, LUCIA O
1600 NE 1 AVE #3508
MIAMI, FL 33132

DIXON, CYNTHIA A
1830 RADIUS DR #404
HOLLYWOOD, FL 33020

DONDE, LOUIS E
OPITZ, CONSTANCE M
1830 RADIUS DR APT 423
HOLLYWOOD, FL 33020

DONOFRIO, VIRGINIA
1830 RADIUS DR #1023
HOLLYWOOD, FL 33020

DRAGANCHUK, IHOR M
BILANICZ, ANNA D
2346 W SUPERIOR ST
CHICAGO, IL 60612

DURANGO & SAA INVESTMENTS LLC
PO BOX 220553
HOLLYWOOD, FL 33022

EDWARDS, PAUL A
EDWARDS, JENNIFER M
4260 APPLE VALLEY LN
WEST BLOOMFIELD, MI 48323

EGHBALI FLORIDA LLC
5600 N LAKE DR #304
MILWAUKEE, WI 53217

ENGEN, MARIA
1401 SEABREEZE BLVD
FORT LAUDERDALE, FL 33316

EPELBAUM, ELIEL
EPELBAUM, HECTOR
21400 NE 20 AVE
MIAMI, FL 33179

EPELBAUM, HECTOR A
TORGEMEN, CHEN HANA & EPELBAUM, E
21400 NE 20 AVE
MIAMI, FL 33179

ESTEVEZ, ALEJANDRO H/E
ESTEVEZ, SANDRA
1830 RADIUS DR #622
HOLLYWOOD, FL 33020

EZEKIEL, REUBEN
801 S UNIVERSITY DR STE A112
PLANTATION, FL 33324

FAJARDO, SEBASTIAN
1830 RADIUS DR #312
HOLLYWOOD, FL 33020

FARMER, JUDITH
HAMILTON, COURTNEY A B ETAL
1830 RADIUS DR #1105
HOLLYWOOD, FL 33020

FARMER, JUDITH H/E
HAMILTON, COURTNEY ETAL
1830 RADIUS DR UNIT 1106
HOLLYWOOD, FL 33020

FERNANDEZ, LUIS GUILLERMO
1830 RADIUS DR #322
HOLLYWOOD, FL 33020

FLEMING, COLIN B
1830 RADIUS DR APT 912
HOLLYWOOD, FL 33020

FLIDERMAN, SANDY
WEISSMAN, ARTHUR
1830 RADIUS DR #1202
HOLLYWOOD, FL 33020

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

FLORNICAMI LLC
19370 COLLINS AVE #CU1
SUNNY ISLES BEACH, FL 33160

FOMICHEVA, TATIANA
1830 RADIUS DR #1117
HOLLYWOOD, FL 33020

FORTUNA, ZRIHEN A
2065 NE 202 ST
NORTH MIAMI, FL 33179

FRANA LLC
5805 BLUE LAGOON DR #200
MIAMI, FL 33126

FRANK A GAUDIER REV LIV TR
GAUDIER, FRANK A JR TRSTEE
1720 ANDRES BELLO ST
PURPLE TREE URB SAN JUAN, PR 00926
PUERTO RICO

FRANZOSO, DIANE
6 HIXSON RD
CROTON-ON-HUDSON, NY 10520

FRATARCANGELLI, BERNARD
2750 NE 183 ST #1104
AVENTURA, FL 33180

FREDDIE PROPERTIES INC
2300 NW CORPORATE BLVD #141
BOCA RATON, FL 33431

G&H INVESTMENTS
19201 COLLINS AVE #429
SUNNY ISLES BEACH, FL 33160

GALLARDO, MARIA GABRIELA
1830 RADIUS DR APT 1214
HOLLYWOOD, FL 33020

GARRIDO, BRANDON
1830 RADIUS DR #802
HOLLYWOOD, FL 33020

GARTH, GLEN
GARTH, YVONNE
9891 WINDING RIDGE LN
DAVIE, FL 33324

GASSICK, BRIAN J H/E
FABER, JOSEPH A
1830 RADIUS DR #611
HOLLYWOOD, FL 33020

GAUDIER, FRANK A JR
1830 RADIUS DR APT 723
HOLLYWOOD, FL 33020

GIGLIOLI, KELSEY R & DENIS H
1830 RADIUS DR #812
HOLLYWOOD, FL 33020

GIL, EUDIO & CECILIA
GIL, VANESSA
1830 RADIUS DR #925
HOLLYWOOD, FL 33020

GIRALDO, ELIANA
1830 RADIUS DR #605
HOLLYWOOD, FL 33020

GLASS, SUSANNE
1830 RADIUS DR #1412
HOLLYWOOD, FL 33020

GLOVER, MATTHEW W & MELODY A
1830 RADIUS DR #1020
HOLLYWOOD, FL 33020

GOLFVIEW INVESTMENTS LLC
315 N FEDERAL HWY
HOLLYWOOD, FL 33020

GOLFVIEW RENTAL APARTMENTS LLC
315 N FEDERAL HWY
HOLLYWOOD, FL 33020

GOLFVIEW RESIDENCES LLC
315 N FEDERAL HWY
HOLLYWOOD, FL 33020

GOMEZ, ALCIDES JAVIER
GOMEZ, ESTELA M
7 LINCOLN PL
MAPLEWOOD, NJ 07040

GRAND PROPERTY MANAGEMENT LLC
1830 RADIUS DR #813
HOLLYWOOD, FL 33020

GRAVES, RODGER A
1830 RADIUS DR UNIT 417
HOLLYWOOD, FL 33020

GREEN PINE 54 LLC
19790 W DIXIE HWY #1111
MIAMI, FL 33180

GREYTOBY INC
8637 ESCONDIDO WAY EAST
BOCA RATON, FL 33433

HAKONE LLC
%CORPORATE SYSTEMS LLC
3500 S DUPONT HWY
DOVER, DE 19901

HALL, RONNIE JUDITH
RONNIE JUDITH HALL REV TR
1830 RADIUS DR #801
HOLLYWOOD, FL 33020

HANSSEN, NICOLETTA
1985 LAKE POINT DR
WESTON, FL 33326

HARCHAVA LLC
4539 ROYAL PALM AVE
MIAMI BEACH, FL 33140

HARMON, ZACHARY BLAINE H/E
HARMON, DAVID PAUL
1830 RADIUS DR #708
HOLLYWOOD, FL 33020

HARRIS, JENNIFER
3618 MOSSDALE AVE
DURHAM, NC 27707

HC REAL PROPERTY LLC
1776 POLK STREET STE 200
HOLLYWOOD, FL 33020

HEIECK, SYMBAT
1830 RADIUS DR APT 1306
HOLLYWOOD, FL 33020

HERNANDEZ, GUADALUPE & JESUS
1830 RADIUS DR #625
HOLLYWOOD, FL 33020

HIPOLITO & ASOCIADOS LLC
1830 RADIUS DR #601
HOLLYWOOD, FL 33020

HIPOLITO & ASOCIADOS LLC
%AGUSITNA ENGLEBIENNE SOBRERO
5600 COLLINS AVE #17Y
MIAMI BEACH, FL 33140

HOCHMAN, ALAN
1830 RADIUS DR #1110
HOLLYWOOD, FL 33020

HOFFMAN, DAVID R
1830 RADIUS DR #1124
HOLLYWOOD, FL 33020

HOGENKAMP, CHRISTINE
1830 RADIUS DR UNIT 725
HOLLYWOOD, FL 33020

HORNBuckle, SCOTT & PAOLA
1830 RADIUS DR #313
HOLLYWOOD, FL 33020

IBIT LLC
5740 NW 74 PL APT 107
COCONUT CREEK, FL 33073

ISRAELI, ERAN
875 MANGO AVE
SUNNYVALE, CA 94087

IULIANO, CORRADO
245 MOUNTAIN WAY
LYNDHURST, NJ 07071

JANKOVIC, MILIVOJ
1830 RADIUS DR #1112
HOLLYWOOD, FL 33020

JAROSZ, MICHAEL L
1830 RADIUS DR #520
HOLLYWOOD, FL 33020

JOELLE TRIOLLE REV TR
TRIOLLET, JOELLE M TRSTEE
1330 WEST AVE APT 2310
MIAMI BEACH, FL 33139

JOHNSON, ANTHONY &
WRIGHT, TERESA
6441 SW 3 CT
PEMBROKE PINES, FL 33023

JOLLY, PRAVEEN B &
SINGH, JAGDEEP
6851 W SUNRISE BLVD STE 140
PLANTATION, FL 33313

JOSEPH KHAI MAMMON REV TR
1101 NE 3 ST
HALLANDALE BEACH, FL 33009

JOSEPH, JESSICA
1830 RADIUS DR #613
HOLLYWOOD, FL 33020

KALITSKAYA, KRISTINA
1830 RADIUS DR APT 519
HOLLYWOOD, FL 33020

KANTOR, LIDOR
1009 SE 7 ST
FORT LAUDERDALE, FL 33301

KARLIMAR LLC
11605 NW 89 ST #226
DORAL, FL 33178

KAWSAY INVESTMENTS LLC
6303 BLUE LAGOON DR #200
MIAMI, FL 33126

KHUSHI LLC
1060 SATINLEAF ST
HOLLYWOOD, FL 33019

KIEFFER, KAREN
40 KENSINGTON CT
CHESHIRE, CT 06410

KIMEN LLC
5805 BLUE LAGOON DR STE 200
MIAMI, FL 33126

KIMMEY, MICHAEL
KIMMEY, EDWARD L
5140 COUNTY RD #104
MOUNT GILEAD, OH 43338

KLEINMAN, LINDA
4737 N OCEAN DR #169
LAUDERDALE BY THE SEA, FL 33308

KOLB, ALEXANDRA
1830 RADIUS DR #1024
HOLLYWOOD, FL 33020

KOZLOV, VERA
98 FAXON ST
NEWTON, MA 02458

LANALUX INC
8036 NW 115 WAY
PARKLAND, FL 33076

LBSJ HOLDINGS LLC
PO BOX 3417
HALLANDALE BEACH, FL 33008

LEVENSON, JENNIFER
IRVING B LEVENSON IRREV TR
1830 RADIUS DR APT 623
HOLLYWOOD, FL 33020

LEWIS, JOHN G
LEWIS, KECIA B
1819 MASSACHUSETTS AVE SE
WASHINGTON, DC 20003

LINLEY-MATTIS, SHERRIE
MATTIS, GRAFTON
1830 RADIUS DR #1223
HOLLYWOOD, FL 33020

LOPEZ, NESTOR R
ABDUL-MESIH, LEYLA M
13826 NW 21 ST
PEMBROKE PINES, FL 33028

LUCIANO, DAYANARA
1830 RADIUS DR #820
HOLLYWOOD, FL 33020

LUNA, SOL MIROSLAVA
1541 EDGEWATER LN
CLARKSVILLE, TN 37043

M S & F L LLC
% MARIANA SCHNECK
6718 NW 72 AVE #B-8062
MIAMI, FL 33166

MAHARAJ, VARUN
1830 RADIUS DR #1416
HOLLYWOOD, FL 33020

MARIA M WARNER IRREV TR
WARNER, MARIA M TRSTEE
8690 SW 57 CT
COOPER CITY, FL 33328

MARIFE LLC
175 SW 7 ST #1524
MIAMI, FL 33130

MARTINEZ, CARLOS & TERESA
4801 N 35 ST
HOLLYWOOD, FL 33021

MARTINEZ, JOHN
1285 LANSING DR
SPRINGHILL, FL 34608

MARVELI C FELDMAN REV LIV TR
FELDMAN, MARVELI CIRILA TRSTEE
325 S 16 AVE
HOLLYWOOD, FL 33020

MASRI, MONEER H/E
GOMEZ HERNANDEZ, OSMAY
1830 RADIUS DR #403
HOLLYWOOD, FL 33020

MATOS, NORMA BEATRIZ H/E
TROCONIS MATOS, NORMA BEATRIZ
1830 RADIUS DR #709
HOLLYWOOD, FL 33020

MAYO B LLC
2240 BARTOW AVE
BRONX, NY 10475

MAZUFRI, GEORGE H
1851 FILLMORE ST
HOLLYWOOD, FL 33020

MC DOWELL, HENRY W & LAUREN C
1830 RADIUS DR #1014
HOLLYWOOD, FL 33020

MCCLUSKY, MATTHEW
1830 RADIUS DR #524
HOLLYWOOD, FL 33020

MEDINA, JOYCE J
1830 RADIUS DR #303
HOLLYWOOD, FL 33020

MEJIA, FRANKLIN D
180 CABRINI BLVD APT 62
NEW YORK, NY 10033

MEJIAS, MICHAEL
1830 RADIUS DR #1021
HOLLYWOOD, FL 33020

MELGUIZOVSKI, MATTHEW
2633 MEADOWEDGE LOOP
SAINT CLOUD, FL 34772

MENA, GINA
918 NW 133 AVE
PEMBROKE PINES, FL 33028

MIJATOVIC, RISTO
MIJATOVIC, SMILJKA
1830 RADIUS DR #219
HOLLYWOOD, FL 33020

MIRANDA, ROSARIO M
MIRANDA, TERESA N ETAL
8690 SW 57 CT
COOPER CITY, FL 33328

MKN LLC
1060 SATIN LEAF ST
HOLLYWOOD, FL 33019

MNCUS LLC
16192 COASTAL HWY
LEWES, DE 19958

MOOSHER, MICHAEL & ROXANNE
13300 LOYALTY RD
LEESBURG, VA 20176

MOREL 510 LLC
%BLANCO PALOMO
18205 BISCAYNE BLVD #2205
AVENTURA, FL 33160

MUZAFFARR, ZULEIKHA H/E
MUZAFFARR, BILQUIS
1830 RADIUS DR #1125
HOLLYWOOD, FL 33020

NAGARAJAN, ANANTHANARAYANAN
NAGARAJAN, SUDHA
3363 KENNETH DR
PALO ALTO, CA 94303

NALVEN, KARIN GABRIELA ETAL
1830 RADIUS DR #424
HOLLYWOOD, FL 33020

NAUTH, ALLAN
1904 TAYLOR ST
HOLLYWOOD, FL 33020

NETA LLC
785 CRANDON BLVD #201
KEY BISCAYNE, FL 33149

NEWSHAN, GEORGE J &
NEWSHAN, MARIANNE
317 BANBURY RD
MASSAPEQUA, NY 11758

NEWSOM, STEPHEN RICHARD
1830 RADIUS DR #716
HOLLYWOOD, FL 33020

OLIVA, TANIA
8265 NW 156 TER
MIAMI LAKES, FL 33016

OLIVIA CR CORP
20200 W DIXIE HWY #907
AVENTURA, FL 33180

ONYX PROPERTY MGMT LLC
PO BOX 222067
HOLLYWOOD, FL 33022

OPITZ, MARTHA JANE
4015 FILLMORE ST
HOLLYWOOD, FL 33021

ORTIZ, YOLANDA
PO BOX 220308
HOLLYWOOD, FL 33022

PALACIOS CERVANTES, MIGUEL
1830 RADIUS DR #1026
HOLLYWOOD, FL 33020

PARKHOMENKO, YURIY
1830 RADIUS DR #1307
HOLLYWOOD, FL 33020

PAUL, ERIC MATTHEW
ECP REALTY & TR
1809 FILLMORE ST
HOLLYWOOD, FL 33020

PELEG, ILANA
1830 RADIUS DR #906
HOLLYWOOD, FL 33020

PERA 522 LLC
2750 NE 185 ST STE 202
AVENTURA, FL 33180

PEREZ, LAWRENCE J
1830 RADIUS DR #1224
HOLLYWOOD, FL 33020

PEREZ, VIRGINIA
4001 SW 102 AVE
DAVIE, FL 33328

PEREZ, VIRGINIA E
GRAMATGES, VIRGINIA E
1830 RADIUS DR #420
HOLLYWOOD, FL 33020

PHILIP FRED ADLER REV TR
KAREN KRUEGER ADLER REV TR
1830 RADIUS DR #726
HOLLYWOOD, FL 33020

PHILLIP, KY-ANN R
1830 RADIUS DR #413
HOLLYWOOD, FL 33020

PIGMOUSE LLC
20315 NE 15 CT
MIAMI, FL 33179

PIGMOUSE LLC
20325 NE 15 CT
MIAMI, FL 33179

PINES PALM INVESTMENTS
WEST LLC
1912 TAYLOR ST
HOLLYWOOD, FL 33020

PIRAMIDE I LLC
1549 NE 123 ST
NORTH MIAMI, FL 33161

PUIG ALCAZAR, ANABEL
1830 RADIUS DR #626
HOLLYWOOD, FL 33020

QUELAL, JUAN C
PENA, GABRIELA
1830 RADIUS DR #704
HOLLYWOOD, FL 33020

QUEVEDO, DALIA
RECALDE, FAUSTO
10910 CLUBHOUSE RD
PEMBROKE PINES, FL 33026

RADCLIFFE, DAVID E
DAVID E RADCLIFFE LIV TR
1830 RADIUS DR #1219
HOLLYWOOD, FL 33020

RADIUS 1209 LLC
3456 SHADY OAK ST
FORT LAUDERDALE, FL 33312

RADIUS 904 LLC
900 N FEDERAL HWY #300
HALLANDALE BEACH, FL 33009

RADIUS RETAIL CONDOMINIUM LLC
1930 HARRISON ST #503
HOLLYWOOD, FL 33020

RAMOS, MIGUEL ERNESTO
RAMOS, CARLOS A
1857 FILLMORE ST
HOLLYWOOD, FL 33020

RAUSEO, MARIA ANDREINA
1830 RADIUS DR #205
HOLLYWOOD, FL 33020

RAVLUSYK, MYKHAILO
1830 RADIUS DR #1411
HOLLYWOOD, FL 33020

RAVLUSYK, MYKHAILO
1830 RADIUS DR #1413
HOLLYWOOD, FL 33020

RBG GROUP PROPERTIES LLC
400 SUNNY ISLES BLVD #1902
SUNNY ISLES BEACH, FL 33160

RECA REALTY LLC
3101 S OCEAN DR UNIT 2101
HOLLYWOOD, FL 33019

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

REED, PATRICIA ELIZABETH
TELFER, PAUL THEODORE
500 PARKRIDGE DR
VACAVILLE, CA 95688

REYES OSORIO, ALEXIS
1830 RADIUS DR #705
HOLLYWOOD, FL 33020

RICHTER, GUENTER
GUENTER H RICHTER LIV TR
1830 RADIUS DR #414
HOLLYWOOD, FL 33020

ROBERTS, SCOTT B
3837 HOLLYWOOD BLVD #A
HOLLYWOOD, FL 33021

RODRIGUEZ-MORALES, CRISTAL DAYNES
1830 RADIUS DR #922
HOLLYWOOD, FL 33020

ROSA CONDOS LLC
PO BOX 3417
HALLANDALE BEACH, FL 33008

ROSA TS LLC
PO BOX 3417
HALLANDALE BEACH, FL 33008

ROSADO, ROY
16841 NW 78 CT
MIAMI LAKES, FL 33016

ROZAS, JHOAN BARNABY
6534 NW 170 LN
HIALEAH, FL 33015

RUGGIERO, WILLIAM C
200 S ANDREWS AVE STE 703
FORT LAUDERDALE, FL 33301

RUOTOLO, THOMAS A
THOMAS A RUOTOLO REV TR
1830 RADIUS DR #314
HOLLYWOOD, FL 33020

RUVO, ANTHONY A
1830 RADIUS DR APT 907
HOLLYWOOD, FL 33020

SAEZ, ANGEL
25 BOERUM ST UNIT 18-M
BROOKLYN, NY 11206

SALAUDES INVESTMENTS LLC
4151 N 29 AVE
HOLLYWOOD, FL 33020

SALAUDES, DANIELA
SALAUDES, ORIETA
231 186 ST
SUNNY ISLES BEACH, FL 33160

SALLERESWEALTH LLC
10779 BITTERNUT HICKORY LN
BOYNTON BEACH, FL 33437

SAROS LLC
PO BOX 475
DEERFIELD BEACH, FL 33443

SAUNDERS, STILLMAN
STEPHENS, NANCY
8389 SE 43 ST
MERCER ISLAND, WA 98040

SCHACHNER, ROBERT D
521 N FEDERAL HWY
HOLLYWOOD, FL 33020

SCHAFER, SHAUN MARIE
1830 RADIUS DR #1201
HOLLYWOOD, FL 33020

SCHRAG, BARRY
PO BOX 11977
FORT LAUDERDALE, FL 33339

SCOTT, JACQUELINE Y
93 GIORDANO DR
WEST ORANGE, NJ 07052

SECU, DANIEL
2700 S HIATUS RD
DAVIE, FL 33330

SELCO PROPERTIES LLC
1021 NW 173 AVE
PEMBROKE PINES, FL 33029

SHAMALOV, BELLA
7469 220 ST #1B
OAKLAND GDNS, NY 11364

SHINAS, EMILIA
12-14 UTOPIA PARKWAY
WHITESTONE, NY 11357

SHIRAL DELA GROUP LLC
1835 E HALLANDALE BCH BLVD #612
HALLANDALE BEACH, FL 33009

SHUSHAN, YAAKOV BEN
1830 RADIUS DR #224
HOLLYWOOD, FL 33020

SIBAJA, DENISSE ZENAIDA
SIBAJA, ISAIAS
1906 TAYLOR ST
HOLLYWOOD, FL 33020

SIBILA, JORGE AURELIO
SIBILA, FARIBA HAGHAYEGH
1823 SW 16 ST
MIAMI, FL 33145

SILVA LEON, GRETHER MABEL
1830 RADIUS DR UNIT 304
HOLLYWOOD, FL 33020

SILVESTRO, CYNTHIA P &
SILVESTRO, STEVEN L
1506 POLK ST
HOLLYWOOD, FL 33020

SLUSHER, ROY GILBERT
1830 RADIUS DR #209
HOLLYWOOD, FL 33020

SOROOSH, VALIOLLAH
1830 RADIUS DR #701
HOLLYWOOD, FL 33020

SOTO-ROSA, GUSTAVO J
300 SUMMER ST APT 48
BOSTON, MA 02210

SOUTHERN RATE EXCHANGE INC
1830 RADIUS DR #1312
HOLLYWOOD, FL 33020

SOVERIGN VICTORIA GRADY LIV TR
GRADY, JAMES & SOVERIGN TRSTEE
12060 NW 10 ST
CORAL SPRINGS, FL 33071

SPITAL FIELDS LLC
7951 RIVIERA BLVD STE 101
MIRAMAR, FL 33023

SR INVEX LLC
2000 NW 150 AVE STE 2109
PEMBROKE PINES, FL 33028

SR88 LLC
2240 BARTOW AVE
BRONX, NY 10475

STARR, SARA JO
914 S NORTHLAKE DR
HOLLYWOOD, FL 33019

STOYEN, MARK S H/E
STOYEN, ALEXANDER D & LANA
1830 RADIUS DR #607
HOLLYWOOD, FL 33020

STYLES, VICTORIA
1830 RADIUS DR UNIT 822
HOLLYWOOD, FL 33020

SUDESTE 1218 LLC
%BLANCA PALOMO
18205 BISCAYNE BLVD #2205
AVENTURA, FL 33160

TACHIBANA, MITSUKAZU
BROWN, VIVIENNE LIM
1830 RADIUS DR #1111
HOLLYWOOD, FL 33020

THE TRIFE LLC
407 LINCOLN RD #11K
MIAMI BEACH, FL 33139

TOBELEM, JANET
1830 RADIUS DR #218
HOLLYWOOD, FL 33020

TPEC HOLLYWOOD LLC
35-15 FARRINGTON ST
FLUSHING, NY 11354

TRIFE LLC
5600 COLLINS AVE #17Y
MIAMI BEACH, FL 33140

TRIVIC, MILOS
TRIVIC, SANJA
1830 RADIUS DR #419
HOLLYWOOD, FL 33020

TSITSIASHVILI, IMEDA
1830 RADIUS DR APT 1222
HOLLYWOOD, FL 33020

TUOMAALA, ESA JUHANI
1830 RADIUS DR #401
HOLLYWOOD, FL 33020

UNITED STATES POSTAL SERVICE
PO BOX 667180
DALLAS, TX 75266

V3 PROP LLC
1835 E HALLANDALE BCH BLVD #351
HALLANDALE BEACH, FL 33009

VALENTINE, MICHELE
1815 FILLMORE ST
HOLLYWOOD, FL 33020

VASSALLO, JOHN P
1738 PIERCE ST
HOLLYWOOD, FL 33020

VISCONTI, KIM L
2448 AMHERST ST
EAST MEADOW, NY 11554

VISOR LLC
% SOTO-ROSA, GUSTAVO
300 SUMMER ST #48
BOSTON, MA 02210

VISTA VERDE BV LLC
5445 COLLINS AVE #CU14
MIAMI BEACH, FL 33140

W REALTY INVEST LLC
1200 BRICKELL AVE #1960
MIAMI, FL 33131

WALLACE, MARTA S
1830 RADIUS DR #309
HOLLYWOOD, FL 33020

WALLACE, MARTA S
1830 RADIUS DR #901
HOLLYWOOD, FL 33020

WALLACE, STANLEY A
1830 RADIUS DR #1108
HOLLYWOOD, FL 33020

WEST INDIAN CORP
495 W 15 ST
HIALEAH, FL 33010

WEST MJD LLC
PO BOX 3417
HALLANDALE BEACH, FL 33008

WHALE POND LLC
2025 TYLER ST
HOLLYWOOD, FL 33020

WILDER, ROBERT E
511 SE 5 AVE APT 1917
FORT LAUDERDALE, FL 33301

WINNERS CIRCLE ASSET MGMT LLC
% ANTHONY RUVO
484 TEMPLE HILL RD #102
NEW WINDSOR, NY 12553

YESHITLA, FREHIWOT
AKLILU, YARED
31 SENECA RD
SEA RANCH LAKES, FL 33308

YING PERRYMAN REV LIV TR
PERRYMAN, YING TRSTEE
7722 SANDHILL CT
WEST PALM BEACH, FL 33412

YUGLER, COREY
1830 RADIUS DR #1311
HOLLYWOOD, FL 33020

ZABA ROOTS LLC
1830 RADIUS DR #924
HOLLYWOOD, FL 33020

ZABARI, ELIYAHU
1830 RADIUS DR #406
HOLLYWOOD, FL 33020

ZIVKOVIC, JOVAN
ZIVKOVIC, SNEZANA RADENOVIC
1830 RADIUS DR #811
HOLLYWOOD, FL 33020

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

THE HONORABLE CARYL S SHUHAM
DISTRICT 1
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

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

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

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

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

PARKSIDE CIVIC ASSOCIATION
C/O KENNETH CRAWFORD, PRES.
2018 FLETCHER ST
HOLLYWOOD, FL 33020

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

The School Board of Broward County, Florida
PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION (SCAD)

SITE PLAN

SBBC-3611-2023

County Number: TBD Municipality Number: TBD

Folio #: 514215018240

Star Hollywood

August 10, 2023



SCAD Expiration Date: February 5, 2024

Growth Management
Facility Planning and Real Estate Department
600 SE 3rd Avenue, 8th Floor
Fort Lauderdale, Florida 33301
Tel: (754) 321-2177 Fax: (754) 321-2179
www.browardschools.com

PRELIMINARY SCHOOL CAPACITY AVAILABILITY DETERMINATION SITE PLAN

PROJECT INFORMATION	NUMBER & TYPE OF PROPOSED UNITS	OTHER PROPOSED USES	STUDENT IMPACT
Date: August 10, 2023	Single-Family:	A 22-story mixed-use development with 248 units and 9,000 SF of commercial	Elementary: 2
Name: Star Hollywood	Townhouse:		
SBBC Project Number: SBBC-3611-2023	Garden Apartments:		Middle: 4
County Project Number: TBD	Mid-Rise:		
Municipality Project Number: TBD	High-Rise: 248		High: 1
Owner/Developer: 1817 Taylor Development LLC	Mobile Home:		
Jurisdiction: Hollywood	Total: 248		Total: 7

SHORT RANGE - 5-YEAR IMPACT

Currently Assigned Schools	Gross Capacity	LOS * Capacity	Benchmark** Enrollment	Over/Under LOS	Classroom Equivalent Needed to Meet LOS	% of LOS*** Capacity	Cumulative Reserved Seats
Dania Elementary	623	1,308	407	-219	-12	65.0%	4
Olsen	1,125	1,238	629	-609	-27	50.8%	41
South Broward High	2,297	1,463	2,407	-120	-4	95.3%	42

Currently Assigned Schools	Adjusted Benchmark	Over/Under LOS-Adj. Benchmark Enrollment	% LOS Cap. Adj. Benchmark	Projected Enrollment				
				23/24	24/25	25/26	26/27	27/28
Dania Elementary	411	-215	65.7%	390	396	402	408	414
Olsen	670	-568	54.1%	645	628	616	604	592
South Broward High	2,449	-69	97.3%	2,417	2,403	2,413	2,419	2,424

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The annual benchmark enrollment is taken on the Monday following Labor Day and is used to apply individual charter school enrollment impacts against school facility review processes.

*This number represents the higher of: 100% gross capacity or 110% permanent capacity. **The first Monday following Labor Day. ***Greater than 100% exceeds the adopted Level of Service (LOS).

CHARTER SCHOOL INFORMATION

Charter Schools within 2-mile radius	2022-23 Contract Permanent Capacity	2022-23 Benchmark Enrollment	Over/(Under)	Projected Enrollment		
				23/24	24/25	25/26
Avant Garde Academy	750	1,116	366	1,116	1,116	1,116
Avant Garde K-8 Broward	1,050	1,015	-35	1,015	1,015	1,015
Ben Gamla Charter	625	349	-276	349	349	349
Ben Gamla Charter North Broward	900	289	-611	289	289	289
Hollywood Academy 6_8	450	478	28	478	478	478
Hollywood Academy K_5	1,100	1,130	30	1,130	1,130	1,130
International Studies Academy High School	800	207	-593	207	207	207
International Studies Academy Middle School	594	252	-342	252	252	252

PLANNED AND FUNDED CAPACITY ADDITIONS IN THE ADOPTED DISTRICT EDUCATIONAL FACILITIES PLAN

School(s)	Description of Improvements
Dania Elementary	There are no scheduled classroom additions in the Adopted DEFP that would increase the reflected FISH capacity of the school.
Olsen	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.
South Broward High	There are no scheduled classroom additions in the current ADEFP that would increase the reflected FISH capacity of the school.

Students generated are based on the student generation rates contained in the currently adopted Broward County Land Development Code. Information contained herein is current as of the date of review. A traditional cohort survival methodology is used to project school-by-school District traditional school enrollment out over the next five years, and a proportional share of charter school enrollment is used to project future charter school enrollment by school level Districtwide. For more information: <https://www.browardschools.com/Page/34040>. The benchmark enrollment count taken on the first Monday following Labor Day is used to apply individual charter school enrollment impacts against school facility review processes.

Comments

The site application proposes a total of 248 high-rise units, which are anticipated to generate 7 (2 elementary, 4 middle, and 1 high school) students into Broward County Public Schools.

The school Concurrency Service Areas (CSA) serving the project site in the 2022/23 school year include Dania Elementary, Olsen Middle, and South Broward High Schools. Based on the Public School Concurrency Document (PSCPD), all three schools are currently operating below the Level of Service Standard (LOS), which is established as the higher of 100% gross capacity or 110% permanent capacity. Incorporating the cumulative students anticipated from this project and approved and vested developments anticipated to be built within the next three years (2022/23- 2024/25), these schools are expected to maintain their current status through the 2024/25 school year. Additionally, the school capacity or Florida Inventory of School Houses (FISH) for the impacted schools reflects compliance with the class size constitutional amendment.

Charter schools located within a two-mile radius of the site in the 2022/23 school year are depicted above. Students returning, attending or anticipated to attend charter schools are factored into the five-year student enrollment projections for District schools. Enrollment projections are adjusted for all elementary, middle and high schools impacted by a charter school until the charter school reaches full enrollment status.

To ensure maximum utilization of the impacted CSA, the Board may utilize school boundary changes to accommodate students generated from developments in the County.

Capital Improvements scheduled in the currently Adopted District Educational Facilities Plan (DEFP), Fiscal Years 2022/23 to 2026/27 regarding pertinent impacted schools are depicted above.

Therefore, this application satisfies public school concurrency on the basis that there is adequate school capacity anticipated to be available to support the project as proposed. This preliminary determination shall be valid for either the end of the current school year or 180 days, whichever is greater for a maximum of 248 high-rise units and conditioned upon final approval by the applicable governmental body. As such, this Preliminary School Capacity Availability Determination (SCAD) Letter will expire on February 5, 2024. This preliminary school concurrency determination shall be deemed to be void unless prior to the referenced expiration of the preliminary SCAD, notification of final approval to the District has been provided and/or an extension of this preliminary SCAD has been requested in writing and granted by the School District. Please be advised that the expiration of the SCAD will require the submission of a new application and fee for a new public school concurrency determination. Upon the District's receipt of sufficient evidence of final approval, which shall minimally specify the number, type, and bedroom mix for the approved residential units, the District will issue and provide a final SCAD letter for the approved units, which shall ratify and commence the vesting period for the approved residential project.

Please be advised that if a change is proposed to the development, which increases the number of students generated by the project, the additional students will not be considered vested for public school concurrency.

SBBC-3611-2023 Meets Public School Concurrency Requirements

☒ Yes ☐ No

Reviewed By:

8/10/2023

Date

Glennika D. Gordon

Signature

Glennika D. Gordon, AICP

Name

Planner

Title



July 25, 2023

Tiffany Crump, Planner II
Keith
2312 South Andrews Avenue
Fort Lauderdale, Florida 33316

Via Email Only

Dear Ms. Crump:

Re: Platting requirements for a parcel legally described as Lots 9-15, Block 44, "Hollywood," according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida, less a portion of Lot 15 for right-of-way purposes. This parcel is generally located on the northwest corner of Taylor Street and Federal Highway/U.S. 1, in the City of Hollywood.

This letter is in response to your correspondence regarding the Broward County Land Use Plan's platting requirements for a proposed mixed-use development on the above referenced parcel.

Planning Council staff has determined that replatting **would not be required** by Policy 2.13.1 of the Broward County Land Use Plan (BCLUP) for the proposed development, subject to compliance with any applicable Broward County Traffic Plan requirement.

As per the criteria of Policy 2.13.1, replatting is required for the issuance of building permits when constructing a non-residential or unified residential development, unless all of the following conditions are met:

- a. The lot or parcel is smaller than 10 acres and is unrelated to any adjacent development;
- b. A majority of the lot or parcel has been specifically delineated in a recorded plat;
- c. All land within the lot or parcel which is necessary to comply with the County Trafficways Plan has been conveyed to the public by deed or easement; and
- d. The proposed development is in compliance with the applicable land development regulations.

The subject parcel is less than 10 acres (approximately 0.88 acres) and meets the specifically delineated requirement. This platting interpretation is subject to the municipality finding that the proposed development is unrelated to any adjacent development, as noted in "a." above. It is noted that lands dedicated for right-of-way purposes do not negatively impact whether or not a subject property meets the specifically delineated requirement.

Tiffany Crump

July 25, 2023

Page Two

Some jurisdictions may be more restrictive and require platting in more situations than the BCLUP. The City of Hollywood's platting requirements should be investigated.

The contents of this letter are not a judgment as to whether this development proposal complies with State or local vehicular access provisions, the Broward County Trafficways Plan, permitted uses and densities, local zoning, the land development regulations of the municipality or the development review requirements of the BCLUP, including concurrency requirements.

If you have any additional questions concerning the BCLUP's platting requirements, please contact Julie M. Bernal at your convenience.

Respectfully,



Barbara Blake Boy
Executive Director

BBB:JMB

cc/email: George Keller, City Manager
City of Hollywood

Andria Wingett, Interim Director, Development Services
City of Hollywood



Vanessa Castillo

From: Beecher, Anthony <Anthony.Beecher@dot.state.fl.us>
Sent: Monday, August 7, 2023 3:47 PM
To: Vanessa Castillo
Cc: Carlos Morales
Subject: RE: Pre-App 05: Star Tower Hollywood

Follow Up Flag: Follow up
Flag Status: Flagged

Vanessa

We do not record Pre-App meetings and it was not transcribed. From what I remember from a permits standpoint there was mention about the Planters and ADA clearance for the proposed sidewalk. Unfortunately the rest would be request by Carina or DG.

Anthony Beecher
District Permits Coordinator - Broward
FDOT District IV
3400 W Commercial Blvd
Ft. Lauderdale, FL 33309
Phone (954) 777-4372
Anthony.Beecher@dot.state.fl.us

OSP Permit Link: <https://osp.fdot.gov>



From: Vanessa Castillo <vcastillo@keithteam.com>
Sent: Monday, August 7, 2023 3:38 PM
To: Beecher, Anthony <Anthony.Beecher@dot.state.fl.us>
Cc: Carlos Morales <cmorales@keithteam.com>
Subject: FW: Pre-App 05: Star Tower Hollywood

Good afternoon Anthony:

I hope you're well. Could you please provide me with the meeting minutes for the Star Tower Hollywood Pre-App held on Thursday, July 20th at 11:30 am?

I appreciate your assistance,