

ATTACHMENT C

Public Participation

SUMMARY MINUTES PUBLIC PARTICIPATION MEETING

DATE: AUGUST 1, 2024
LOCATION: VIRTUALLY
TIME: 6:00PM EASTERN TIME

Attendees:

Ari Sklar, Sklar Architecture;
Adina Kaufman, Sklar Architecture;
Diana Moisei, Owner's Representative
Cyril Saiphoo, Owner's Representative
Daniel Ellis, Owner's Representative

6:00pm – meeting commenced via Zoom

Public Comments:

- One (1) resident of undisclosed address, but located just west of 24th Avenue on Thomas Street joined meeting to voice a concern about street flooding; The resident was informed the proposed project will have drainage onsite, and roadway flooding issues can be voiced to the City of Hollywood Public Works Department. The resident did say it is good something is being built new in the neighborhood;

7:00pm - meeting ended

Attachments:

Meeting Notice
Affidavit of Mailing

NOTICE OF PUBLIC PARTICIPATION MEETING

VIRTUAL COMMUNITY MEETING

07/15/2024

BY THIS LETTER, YOU ARE HEREBY NOTIFIED THAT A PUBLIC PARTICIPATION MEETING, AS REQUIRED BY THE CITY OF HOLLYWOOD FOR A SITE PLAN APPROVAL FOR NEW 7 TOWNHOUSES DEVELOPMENT LOCATED AT **2351 THOMAS STREET, HOLLYWOOD, FLORIDA** WILL BE HELD ON AUGUST 1ST, 2024 AT 6:00 PM **VIRTUALLY**.

DATE: AUGUST 1ST, 2024

LOCATION: VIRTUALLY

TIME: 6:00 PM

The hearing is being held to offer the community a preview of what is being designed and to obtain feedback on the project. All interested parties are encouraged to participate in the virtual meeting. We will be presenting the proposed project and immediately following the presentation will be time to address any questions or concerns you may have.

MEETING TO BE HELD VIRTUALLY ONLY VIA ZOOM

Ari SKlar is inviting you to a scheduled Zoom meeting.

Topic: 2351 Thomas St Neighborhood Meeting

Time: Aug 1, 2024 06:00 PM Eastern Time (US and Canada)

Join Zoom Meeting

<https://us02web.zoom.us/j/83965674069?pwd=NJfxgTEqXjFePXaDbKVShX5kx80DAn.1>

Meeting ID: 839 6567 4069

Passcode: 345391

One tap mobile

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+13092053325,,83965674069#,,,,*345391# US

Dial by your location

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

Thank you



AFFIDAVIT OF MAILING NOTICES

RE: 2351 Thomas Street, Hollywood FL
Super Seven LLC
23-DP-34

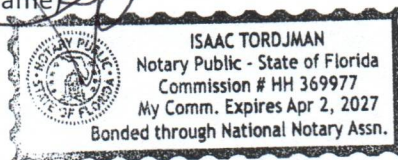
BEFORE ME, the undersigned authority, personally appeared Diana Moisei (name):
Who after being duly sworn, deposes and says:

1. Mailing notices of Public Participation meeting has been mailed to all property owners within 500 feet radius of the subject property at least 15 days prior to the meeting date;
2. Certified mailing of notices have been made at least 15 days prior to the meeting date to the following Civic Associations located within 500 feet radius of the project: 1. North Central Civic Association 2. Liberia Civic Association;
3. A sign has been posted on the property at least 15 days prior to the meeting date;
4. I, Diana Moisei (name), as Agent (agent/owner/title) of Super Seven LLC am authorized to make this sworn statement.

FURTHER AFFIANT SAYETH NOT

Dated this 22, day of July, 2024

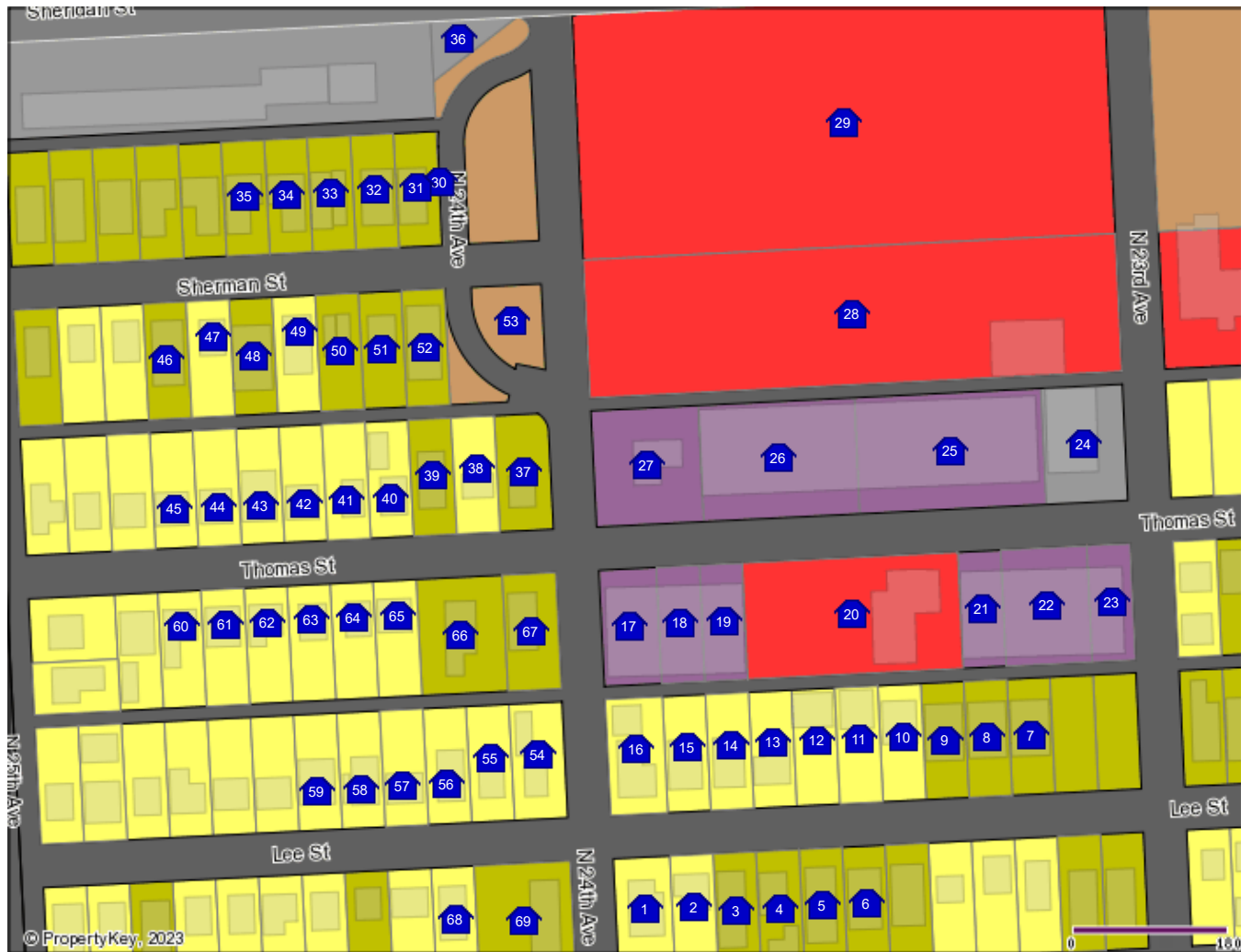
BY: [Signature]
(print name)



STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] on line notarization, this 22, day of July, 2024.

[Signature]
NOTARY PUBLIC



Browsing Search Results 1 - 69 of 69 results

1. 2125 N 24TH AVE HOLLYWOOD, FL 33020-2305 Owner(s): CLARKE, CHERYL Last Sale: \$150,000 on 06/28/2002	PID # 5142-09-05-5790 Market Value: \$401,210 Assessed Value: \$401,210 Waterfront: No Covered Parking: CARPORT	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,458 sf Total Area: 1,878 sf Year Built: 1955 Land Area: 8,845 sf
2. 2342 LIBERTY ST HOLLYWOOD, FL 33020-2027 Owner(s): ZUNIGA, CAROL Last Sale: \$171,000 on 11/15/2016	PID # 5142-09-05-5800 Market Value: \$259,370 Assessed Value: \$181,670 Waterfront: No Covered Parking: CARPORT	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,011 sf Total Area: 1,191 sf Year Built: 1953 Land Area: 6,727 sf
3. 2338 LIBERTY ST HOLLYWOOD, FL 33020-2015 Owner(s): SANZ-REVERON LLC Last Sale: \$422,500 on 02/11/2020	PID # 5142-09-05-5810 Market Value: \$467,160 Assessed Value: \$418,270 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 2,359 sf Total Area: 2,359 sf Year Built: 1949 Land Area: 6,726 sf
4. 2334 LIBERTY ST HOLLYWOOD, FL 33020-2030 Owner(s): SUNSHINE INVESTMENT 1777 LLC Last Sale: \$340,000 on 01/13/2020	PID # 5142-09-05-5812 Market Value: \$333,910 Assessed Value: \$333,910 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 3,241 sf Total Area: 3,241 sf Year Built: 1955 Land Area: 6,726 sf
5. 2328 LIBERTY ST HOLLYWOOD, FL 33020-2027 Owner(s): GOMEZ, OCTAVIO & TYPROWICZ, LILIANA Last Sale: \$122,000 on 02/10/2004	PID # 5142-09-05-5820 Market Value: \$342,580 Assessed Value: \$298,830 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,608 sf Total Area: 2,608 sf Year Built: 1979 Land Area: 6,726 sf

6.	2324 LIBERTY ST HOLLYWOOD, FL 33020-2027 Owner(s): KALBACK, JAVIERA L & SETH M Last Sale: \$585,000 on 08/22/2022	PID # 5142-09-05-5821 Market Value: \$345,830 Assessed Value: \$303,120 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,182 sf Total Area: 2,182 sf Year Built: 1979 Land Area: 6,725 sf
7.	2309 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): GREEN APPLE INVESTMENTS INC Last Sale: \$100 on 02/13/2012	PID # 5142-09-05-5900 Market Value: \$343,590 Assessed Value: \$286,740 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,301 sf Total Area: 2,301 sf Year Built: 2008 Land Area: 6,724 sf
8.	2313 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): JONES, KEITH L Last Sale: \$0 on 12/31/2018	PID # 5142-09-05-5901 Market Value: \$344,550 Assessed Value: \$282,780 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,301 sf Total Area: 2,301 sf Year Built: 2008 Land Area: 6,724 sf
9.	2317 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): HOLLYWOOD PROPS LLC Last Sale: \$100 on 12/23/2021	PID # 5142-09-05-5902 Market Value: \$343,970 Assessed Value: \$343,970 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,301 sf Total Area: 2,301 sf Year Built: 2007 Land Area: 6,724 sf
10.	2321 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): MITENBERGA, SOLVITA KLIMENKO, VADIM Last Sale: \$200,000 on 12/28/2011	PID # 5142-09-05-5910 Market Value: \$437,720 Assessed Value: \$368,230 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: Yes	Living Area: 1,274 sf Total Area: 1,274 sf Year Built: 1957 Land Area: 6,724 sf
11.	2327 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): TRAVEL WORLD WIDE INC Last Sale: \$429,900 on 05/11/2022	PID # 5142-09-05-5920 Market Value: \$302,030 Assessed Value: \$302,030 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,388 sf Total Area: 1,444 sf Year Built: 1957 Land Area: 6,725 sf
12.	2331 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): PINEIRO, MARTHA GLADYS EST Last Sale: \$93,900 on 07/17/2008	PID # 5142-09-05-5930 Market Value: \$325,780 Assessed Value: \$284,520 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,095 sf Total Area: 1,279 sf Year Built: 1952 Land Area: 6,725 sf
13.	2335 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): CASTRO, MARGARET & CASTRO, RUBEN Last Sale: \$142,000 on 10/02/2006	PID # 5142-09-05-5940 Market Value: \$356,910 Assessed Value: \$102,800 Waterfront: No Covered Parking: CARPORT	Bedrooms: 3 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,176 sf Total Area: 1,653 sf Year Built: 1957 Land Area: 6,725 sf
14.	2339 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): PERDOMO, EDRAS J IZAGUIRRE Last Sale: \$295,000 on 10/22/2019	PID # 5142-09-05-5950 Market Value: \$342,180 Assessed Value: \$251,290 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,265 sf Total Area: 1,379 sf Year Built: 1956 Land Area: 6,726 sf
15.	2343 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): DESIR, JACQUELINE & MENENDEZ, JOEL A Last Sale: \$299,500 on 10/15/2019	PID # 5142-09-05-5960 Market Value: \$353,660 Assessed Value: \$259,580 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,398 sf Total Area: 1,512 sf Year Built: 1956 Land Area: 6,726 sf
16.	2347 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): KELLEY, HUMPHRIS JASON Last Sale: \$308,000 on 01/13/2016	PID # 5142-09-05-5970 Market Value: \$535,650 Assessed Value: \$318,380 Waterfront: No Covered Parking: No	Bedrooms: 5 Bathrooms: 4 Stories: 1 Pool: No	Living Area: 2,531 sf Total Area: 2,549 sf Year Built: 1959 Land Area: 8,911 sf
17.	2346 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): OHAD GUZI TR RACHEL ANNE RICH-GUZI TR Last Sale: on	PID # 5142-09-05-5980 Market Value: \$665,060 Assessed Value: \$665,060 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 6,032 sf Total Area: 6,032 sf Year Built: 1973 Land Area: 8,966 sf
18.	2342 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): A&A LIMITED INC Last Sale: \$600,000 on 01/28/2016	PID # 5142-09-05-5990 Market Value: \$540,790 Assessed Value: \$539,380 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 5,150 sf Total Area: 5,150 sf Year Built: 1961 Land Area: 6,726 sf
19.	2338 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): A&A LIMITED INC Last Sale: \$600,000 on 01/28/2016	PID # 5142-09-05-6000 Market Value: \$436,410 Assessed Value: \$436,410 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 4,896 sf Total Area: 4,896 sf Year Built: 1991 Land Area: 6,725 sf

20.	2326 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS Last Sale: on	PID # 5142-09-05-6020 Market Value: \$482,100 Assessed Value: \$482,100 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	4,405 sf 4,405 sf 1962 33,623 sf
21.	2314 THOMAS ST HOLLYWOOD, FL 33020 Owner(s): 2300-2310-2314 THOMAS WAREHOUSE LLC Last Sale: \$1,500,000 on 03/10/2014	PID # 5142-09-05-6040 Market Value: \$570,700 Assessed Value: \$536,450 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	5,000 sf 5,000 sf 1996 6,724 sf
22.	2310 THOMAS ST HOLLYWOOD, FL 33020 Owner(s): 2300-2310-2314 THOMAS WAREHOUSE LLC Last Sale: \$1,500,000 on 03/10/2014	PID # 5142-09-05-6050 Market Value: \$1,106,000 Assessed Value: \$1,059,830 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	10,000 sf 10,000 sf 1981 13,447 sf
23.	2300 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): 2300-2310-2314 THOMAS WAREHOUSE LLC Last Sale: \$1,500,000 on 03/10/2014	PID # 5142-09-05-6070 Market Value: \$439,090 Assessed Value: \$427,040 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	4,000 sf 4,000 sf 1996 6,723 sf
24.	 2300 N 23RD AVE HOLLYWOOD, FL 33020-2010 Owner(s): MODERN GRAPHICS INC Last Sale: \$280,000 on 04/22/2011	PID # 5142-09-05-6090 Market Value: \$507,660 Assessed Value: \$507,660 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	5,082 sf 5,082 sf 1963 12,778 sf
25.	2311 THOMAS ST HOLLYWOOD, FL 33020-2038 Owner(s): SPIRIT 12 INC Last Sale: \$1,200,000 on 04/14/2011	PID # 5142-09-05-6091 Market Value: \$2,409,960 Assessed Value: \$2,362,490 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	21,756 sf 21,756 sf 1976 29,080 sf
26.	2331 THOMAS ST HOLLYWOOD, FL 33020-2038 Owner(s): DARNEL 2331 LLC Last Sale: \$1,325,000 on 04/30/2013	PID # 5142-09-05-6110 Market Value: \$1,749,620 Assessed Value: \$1,749,620 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	19,408 sf 19,408 sf 1970 24,367 sf
27.	2351 THOMAS ST HOLLYWOOD, FL 33020-2038 Owner(s): SUPER SEVEN LLC Last Sale: \$410,000 on 11/12/2021	PID # 5142-09-05-6120 Market Value: \$365,290 Assessed Value: \$365,290 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	1,751 sf 1,751 sf 1959 16,809 sf
28.	2310 N 23RD AVE HOLLYWOOD, FL 33020-2010 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6130 Market Value: \$1,226,230 Assessed Value: \$750,940 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	4,464 sf 4,464 sf 1998 98,446 sf
29.	2300 SHERIDAN ST HOLLYWOOD, FL 33020 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6160 Market Value: \$1,579,990 Assessed Value: \$771,060 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	Living Area: Total Area: Year Built: No Land Area:	 175,554 sf
30.	2402 SHERIDAN ST HOLLYWOOD, FL 33020-2064 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6240 Market Value: \$159,120 Assessed Value: \$126,350 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	Living Area: Total Area: Year Built: No Land Area:	 17,680 sf
31.	2411 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): SUCCESS INVESTMENT GROUP LLC Last Sale: \$91,500 on 08/09/2011	PID # 5142-09-05-6250 Market Value: \$336,900 Assessed Value: \$249,260 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	4 Living Area: 4 Total Area: 1 Year Built: No Land Area:	1,745 sf 1,745 sf 1972 6,604 sf
32.	2415 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): VICTOR, SONEL JEAN Last Sale: \$175,000 on 09/18/2008	PID # 5142-09-05-6251 Market Value: \$333,370 Assessed Value: \$301,560 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	2 Living Area: 1 Total Area: 1 Year Built: No Land Area:	1,903 sf 1,903 sf 1972 6,605 sf

33.  2419 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): MAS PERFUME MANAGEMENT LLC Last Sale: \$375,000 on 04/20/2022	PID # 5142-09-05-6252 Market Value: \$333,370 Assessed Value: \$258,430 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,903 sf Total Area: 1,903 sf Year Built: 1972 Land Area: 6,605 sf
34. 2423 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): AGENOR, DUMEL Last Sale: \$78,500 on 09/01/1989	PID # 5142-09-05-6260 Market Value: \$332,840 Assessed Value: \$111,600 Waterfront: No Covered Parking: No	Bedrooms: 5 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 1,803 sf Total Area: 1,803 sf Year Built: 1972 Land Area: 6,605 sf
35. 2427 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): LUBIN, VERLY & MONINE Last Sale: \$84,000 on 04/01/1991	PID # 5142-09-05-6270 Market Value: \$333,190 Assessed Value: \$111,600 Waterfront: No Covered Parking: No	Bedrooms: 5 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 1,803 sf Total Area: 1,803 sf Year Built: 1972 Land Area: 6,606 sf
36. 24 N AVE HOLLYWOOD, FL 33020 Owner(s): OAKWOOD PLAZA SHOPS INC Last Sale: \$1,825,000 on 12/21/1998	PID # 5142-09-05-6362 Market Value: \$56,760 Assessed Value: \$56,760 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 3,476 sf Total Area: 3,476 sf Year Built: 1972 Land Area: 6,605 sf
37.  2401 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): GAL & SARA LLC Last Sale: \$285,000 on 11/24/2021	PID # 5142-09-05-6370 Market Value: \$249,570 Assessed Value: \$249,570 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 995 sf Total Area: 995 sf Year Built: 1937 Land Area: 8,305 sf
38. 2407 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): BADAL, MANWANTEE BADAL, SHAMDEO Last Sale: \$60,000 on 04/30/2010	PID # 5142-09-05-6380 Market Value: \$178,330 Assessed Value: \$54,340 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 664 sf Total Area: 664 sf Year Built: 1952 Land Area: 6,730 sf
39. 2411 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): GREEN, MITCHELL Last Sale: \$155,000 on 06/21/2002	PID # 5142-09-05-6390 Market Value: \$335,720 Assessed Value: \$125,460 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,805 sf Total Area: 1,805 sf Year Built: 1963 Land Area: 6,731 sf
40. 2415 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): SCHOFIELD, JARED L Last Sale: \$103,000 on 01/14/2011	PID # 5142-09-05-6400 Market Value: \$321,280 Assessed Value: \$263,820 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,855 sf Total Area: 2,261 sf Year Built: 1954 Land Area: 6,731 sf
41. 2419 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): BLATTER, GEDAYA Last Sale: \$215,000 on 02/05/2020	PID # 5142-09-05-6410 Market Value: \$259,520 Assessed Value: \$219,940 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1954 Land Area: 6,732 sf
42.  2423 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): DIMOV, OLEKSANDR Last Sale: \$332,900 on 01/11/2022	PID # 5142-09-05-6420 Market Value: \$281,690 Assessed Value: \$100,280 Waterfront: No Covered Parking: CARPORT	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 844 sf Total Area: 1,188 sf Year Built: 1958 Land Area: 6,732 sf
43. 2427 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): JEAN-JOSEPH, JACQUELIN JEAN-JOSEPH, MONA ELAINE Last Sale: \$73,000 on 06/01/1994	PID # 5142-09-05-6421 Market Value: \$389,590 Assessed Value: \$267,160 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,654 sf Total Area: 2,532 sf Year Built: 1958 Land Area: 6,732 sf
44. 2431 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): GOODMAN, CHRISTOPHER TADOR, FRANCITA Last Sale: \$347,000 on 07/03/2018	PID # 5142-09-05-6430 Market Value: \$364,690 Assessed Value: \$256,180 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,464 sf Total Area: 2,061 sf Year Built: 1958 Land Area: 6,733 sf
45. 2435 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): SANCHEZ, LEONARDO MORALES, SILVIA PASCUEL Last Sale: \$319,000 on 07/18/2019	PID # 5142-09-05-6440 Market Value: \$430,340 Assessed Value: \$299,840 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,216 sf Total Area: 1,380 sf Year Built: 1958 Land Area: 6,733 sf
46.  2432 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): HOLLYWOOD 4 LLC Last Sale: \$850,000 on 09/21/2022	PID # 5142-09-05-6510 Market Value: \$406,680 Assessed Value: \$365,910 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 4 Stories: 1 Pool: No	Living Area: 2,136 sf Total Area: 2,136 sf Year Built: 1972 Land Area: 6,733 sf

47.	2430 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): COLON, ANGEL L Last Sale: \$60,000 on 02/08/2013	PID # 5142-09-05-6520 Market Value: \$247,070 Assessed Value: \$194,630 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1955 Land Area: 6,733 sf
48.	2426 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): COLON, ANGEL L Last Sale: \$100,000 on 06/01/1990	PID # 5142-09-05-6530 Market Value: \$340,170 Assessed Value: \$147,140 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 2,677 sf Total Area: 2,677 sf Year Built: 1989 Land Area: 6,732 sf
49.	2422 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): FERNANDEZ, ELIZABETH B Last Sale: \$377,600 on 03/29/2023	PID # 5142-09-05-6540 Market Value: \$326,080 Assessed Value: \$96,740 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,474 sf Total Area: 1,594 sf Year Built: 1955 Land Area: 6,732 sf
50.	2416 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): REEVES, DAVID A Last Sale: on	PID # 5142-09-05-6550 Market Value: \$227,590 Assessed Value: \$227,590 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 986 sf Total Area: 986 sf Year Built: 1937 Land Area: 6,732 sf
51.	2412 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): REEVES, DAVID A Last Sale: on	PID # 5142-09-05-6551 Market Value: \$227,000 Assessed Value: \$227,000 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 986 sf Total Area: 986 sf Year Built: 1937 Land Area: 6,731 sf
52.	2410 SHERMAN ST #N-S HOLLYWOOD, FL 33020-2057 Owner(s): 5 STARS LLC Last Sale: \$130,000 on 11/15/2012	PID # 5142-09-05-6560 Market Value: \$340,370 Assessed Value: \$277,510 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 2,317 sf Total Area: 2,317 sf Year Built: 1972 Land Area: 6,731 sf
53.	2350 24TH AVE HOLLYWOOD, FL 33020 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6570 Market Value: \$86,100 Assessed Value: \$68,360 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 9,567 sf Total Area: 9,567 sf Year Built: 1955 Land Area: 9,567 sf
54.	2403 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): RHODES, CHARLES Last Sale: \$0 on 07/05/2018	PID # 5142-09-05-6590 Market Value: \$124,620 Assessed Value: \$77,780 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 8,308 sf Total Area: 8,308 sf Year Built: 1955 Land Area: 8,308 sf
55.	2407 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): CRUZ, LILLIANA Last Sale: \$25,000 on 01/20/2022	PID # 5142-09-05-6600 Market Value: \$272,460 Assessed Value: \$107,090 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,088 sf Total Area: 1,088 sf Year Built: 1955 Land Area: 6,727 sf
56.	2411 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): DONDERO, PEARL Last Sale: \$0 on 11/18/2003	PID # 5142-09-05-6610 Market Value: \$315,650 Assessed Value: \$203,720 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,582 sf Total Area: 1,582 sf Year Built: 1955 Land Area: 6,727 sf
57.	2415 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): GARBER, CINDY L Last Sale: on	PID # 5142-09-05-6620 Market Value: \$291,050 Assessed Value: \$81,730 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,160 sf Total Area: 1,224 sf Year Built: 1958 Land Area: 6,728 sf
58.	2419 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): GRASSO, BARBARA Last Sale: \$0 on 10/18/2017	PID # 5142-09-05-6621 Market Value: \$385,610 Assessed Value: \$100,340 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,663 sf Total Area: 1,727 sf Year Built: 1959 Land Area: 6,728 sf
59.	2423 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): GUTIERREZ, GLADYS Last Sale: \$31,500 on 05/01/1974	PID # 5142-09-05-6622 Market Value: \$480,390 Assessed Value: \$118,840 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,920 sf Total Area: 1,984 sf Year Built: 1959 Land Area: 6,728 sf
60.	2434 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): LUCAS, JOSEPH R & APRIL Last Sale: \$199,000 on 10/30/2007	PID # 5142-09-05-6700 Market Value: \$303,890 Assessed Value: \$95,500 Waterfront: No Covered Parking: GARAGE	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,264 sf Total Area: 1,644 sf Year Built: 1958 Land Area: 6,729 sf

61.	2430 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): HAMMOND, MARK Last Sale: \$108,000 on 06/04/2012	PID # 5142-09-05-6710 Market Value: \$280,760 Assessed Value: \$103,820 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,192 sf Total Area: 1,332 sf Year Built: 1962 Land Area: 6,729 sf
62.	2426 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): SANJURJO, KIMBERLY A & PABLO L Last Sale: \$223,250 on 02/25/2021	PID # 5142-09-05-6720 Market Value: \$268,640 Assessed Value: \$268,640 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 844 sf Total Area: 1,452 sf Year Built: 1958 Land Area: 6,728 sf
63.	2422 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): BLATTER, GEDALYA Last Sale: \$220,000 on 05/20/2019	PID # 5142-09-05-6730 Market Value: \$290,140 Assessed Value: \$239,580 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1954 Land Area: 6,728 sf
64.	2418 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): RA REV TR Last Sale: on	PID # 5142-09-05-6740 Market Value: \$192,590 Assessed Value: \$164,580 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1954 Land Area: 6,728 sf
65.	2414 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): MECHOULLAM, ARIELLA MECHOULLAM, MIREILLE Last Sale: \$120,000 on 06/15/2015	PID # 5142-09-05-6750 Market Value: \$254,660 Assessed Value: \$193,430 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,288 sf Total Area: 1,332 sf Year Built: 1958 Land Area: 6,728 sf
66.	2410 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): BLAS, JUAN J Last Sale: \$167,500 on 06/28/2002	PID # 5142-09-05-6760 Market Value: \$352,420 Assessed Value: \$153,000 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: Yes	Living Area: 1,978 sf Total Area: 1,978 sf Year Built: 1964 Land Area: 13,454 sf
67.	2248 N 24TH AVE HOLLYWOOD, FL 33020-2014 Owner(s): 2248 LAND TR FEINBERG, JEFFREY TRSTEE Last Sale: \$100 on 04/02/1997	PID # 5142-09-05-6770 Market Value: \$242,880 Assessed Value: \$242,880 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,661 sf Total Area: 1,661 sf Year Built: 1958 Land Area: 8,337 sf
68.	2410 LIBERTY ST HOLLYWOOD, FL 33020-2053 Owner(s): PACHECO, DANIEL Last Sale: \$170,000 on 04/09/2020	PID # 5142-09-05-6960 Market Value: \$354,070 Assessed Value: \$296,030 Waterfront: No Covered Parking: GARAGE	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,636 sf Total Area: 1,652 sf Year Built: 1953 Land Area: 6,728 sf
69.	2400 LIBERTY ST #1-4 HOLLYWOOD, FL 33020-2053 Owner(s): CAMPBELL, LAURIE LUCACCIONI, NANCY Last Sale: \$0 on 09/24/2019	PID # 5142-09-05-6970 Market Value: \$505,500 Assessed Value: \$214,050 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,999 sf Total Area: 2,999 sf Year Built: 1959 Land Area: 15,000 sf

NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:



2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

ANDRES MONTERO LANDSCAPE ARCHITECTURE
2300 E Oakland Park Blvd. #300,
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlstudio.com

CIVIL ENGINEER:

WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APROX. AREA 26,000 SF.

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES



DRAWING INDEX

ARCHITECTURE

- A0.0 COVER
- A0.4 VEHICULAR USE AREA
- A0.5 AREA PLANS
- A0.6 RENDERINGS
- A0.7 RENDERINGS
- A0.8 OPEN SPACE DIAGRAM
- A0.9 STREET PROFILES
- A1.0 SITE PLAN
- A1.3 SITE PLAN DETAILS
- A1.4 CLUSTER BOX UNIT DETAILS
- A1.5 SIGNAGE
- A1.6 GENERALS DETAILS
- A1.7 TRASH CHUTE - DETAILS
- A2.0 GROUND FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN
- A2.3 MAIN ROOF PLAN
- A2.4 TOP ROOF PLAN
- A5.0 ELEVATIONS
- A6.0 SECTIONS

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	33 FT - 3 STORIES
LOT SIZE:		16,809 SF
F.A.R.	1.25 = 21,011.25 SF	18,671 SF
OPEN SPACE		
OPEN SPACE	40% =6,723.6 SF	45.7% =7,678 SF
GREEN SPACE	GROUND FLOOR	4,322 SF
	2ND FLOOR	137 SF
	3RD FLOOR	124 SF
	ROOF	2,569 SF
HARDSCAPE SPACE GROUND FLOOR		3,545 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	9,151 FT
RESIDENTIAL UNITS		
18 UNITS	MIN 400 SF	671 SF
AVERAGE UNIT SIZE	MIN 650 SF	860 SF
PARKING		
18 UNITS	1.5 SP/UN = 27 PARKING SPACES	3 TOWNHOMES - 2PS/EA = 6 SPACES 15 APARTMENTS = 24 SPACES
GUEST	1/5 UNITS = 3.6 = 4 PARKING SPACES	ADA (2) + GUESTS (2) = 4 SPACES
TOTALS	31 PARKING SPACES REQUIRED	34 PARKING SPACES

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.



APARTMENTS CHART		
APARTMENT #:	# OF BEDROOMS:	FLOOR
01	02	GROUND/2ND
02	02	GROUND/2ND
03	02	GROUND/2ND
21	02	2ND
22	02	2ND
23	02	2ND
30	02	3RD
31	02	3RD
32	02	3RD
33	02	3RD
34	02	3RD
TOTAL 2 BEDROOMS APT		11
24	01	2ND
25	01	2ND
26	01	2ND
35	01	3RD
36	01	3RD
37	01	3RD
38	01	3RD
TOTAL 1 BEDROOM APT		07
TOTAL # OF UNITS		18

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

SOUTH WEST VIEW

SOUTH EAST VIEW

NORTH WEST VIEW

NORTH EAST VIEW

WEST VIEW



SOUTH VIEW



SUMMARY MINUTES PUBLIC PARTICIPATION MEETING

DATE: WEDNESDAY JULY 12, 2023
LOCATION: 2351 THOMAS STREET, HOLLYWOOD, FL
TIME: 6:00PM

Attendees:

Public (see sign in sheet);
Diana Moisei, Owner's Representative
Cyril Saiphoo, Owner's Representative
Ali Rakine, Super Seven LLC

6:00pm – meeting commenced with presentation by Diana Moisei (DM);

Public Comments:

- One resident attended the meeting and was positive about the project and how it will improve the neighborhood;
- A neighborhood residence drove by and was given a copy of the plans to view; did not want to provide sign in information but did voice concern that the property should be used for parking for the adjacent park and not developed because the park needs parking;
- An email was received by the City July 11, 2023 voicing concerns of the need for parking for the park, and the concern that the development will be an eyesore. The issues and concerns raised are not pertinent or of issue for the owner to address;

6:30pm - meeting ended

Attachments:

Meeting Notice
Affidavit of Mailing
Mailing radius map
Sign in sheet
Copy of presentation

NOTICE OF PUBLIC PARTICIPATION MEETING

BY THIS LETTER, YOU ARE HEREBY NOTICED THAT A PUBLIC PARTICIPATION MEETING, AS REQUIRED BY THE CITY OF HOLLYWOOD FOR A SITE PLAN APPROVAL FOR A NEW 18 UNIT MULTI-FAMILY DEVELOPMENT LOCATED AT 2351 THOMAS STREET, HOLLYWOOD, FLORIDA WILL BE HELD ON:

DATE: **WEDNESDAY JULY 12, 2023**
LOCATION: **2351 THOMAS STREET, HOLLYWOOD, FL**
TIME: **6:00PM**

ANYONE INTERESTED IN KNOWING MORE ABOUT TO PROJECT ARE ENCOURAGED TO ATTEND.

AFFIDAVIT OF MAILING NOTICES

RE: 2351 Thomas Street, Hollywood FL
Super Seven LLC
23-DP-34

BEFORE ME, the undersigned authority, personally appeared CYRIL SAATHOO (name):
Who after being duly sworn, deposes and says:

1. Mailing notices of Public Participation meeting has been mailed to all property owners within 500 feet radius of the subject property at least 15 days prior to the meeting date;
2. Certified mailing of notices have been made at least 15 days prior to the meeting date to the following Civic Associations located within 500 feet radius of the project: 1. North Central Civic Association 2. Liberia Civic Association;
3. A sign has been posted on the property at least 15 days prior to the meeting date;
4. I, CYRIL SAATHOO (name), as AGENT (agent/
owner/title) of Super Seven LLC am authorized to make this sworn statement.

FURTHER AFFIANT SAYETH NOT

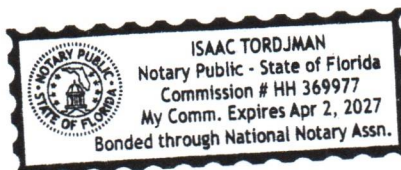
Dated this 14, day of JUNE, 20 23.

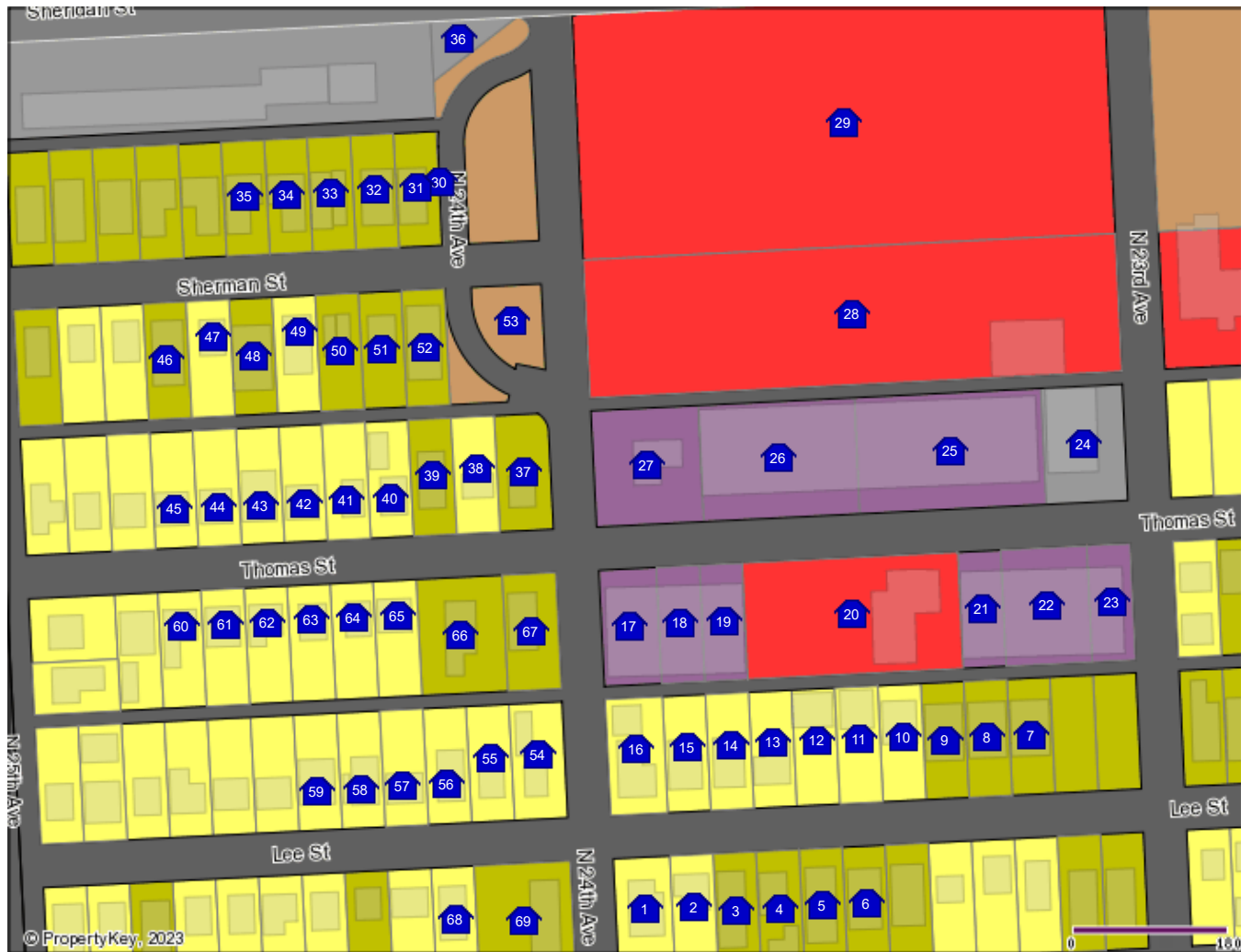
BY: [Signature]
(print name) CYRIL SAATHOO

STATE OF FLORIDA
COUNTY OF BROWARD

Sworn to (or affirmed) and subscribed before me by means of [] physical presence or [] on line
notarization, this 14, day of June, 20 23.

[Signature]
NOTARY PUBLIC





Browsing Search Results 1 - 69 of 69 results

1. 2125 N 24TH AVE HOLLYWOOD, FL 33020-2305 Owner(s): CLARKE, CHERYL Last Sale: \$150,000 on 06/28/2002	PID # 5142-09-05-5790 Market Value: \$401,210 Assessed Value: \$401,210 Waterfront: No Covered Parking: CARPORT	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,458 sf Total Area: 1,878 sf Year Built: 1955 Land Area: 8,845 sf
2. 2342 LIBERTY ST HOLLYWOOD, FL 33020-2027 Owner(s): ZUNIGA, CAROL Last Sale: \$171,000 on 11/15/2016	PID # 5142-09-05-5800 Market Value: \$259,370 Assessed Value: \$181,670 Waterfront: No Covered Parking: CARPORT	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,011 sf Total Area: 1,191 sf Year Built: 1953 Land Area: 6,727 sf
3. 2338 LIBERTY ST HOLLYWOOD, FL 33020-2015 Owner(s): SANZ-REVERON LLC Last Sale: \$422,500 on 02/11/2020	PID # 5142-09-05-5810 Market Value: \$467,160 Assessed Value: \$418,270 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 2,359 sf Total Area: 2,359 sf Year Built: 1949 Land Area: 6,726 sf
4. 2334 LIBERTY ST HOLLYWOOD, FL 33020-2030 Owner(s): SUNSHINE INVESTMENT 1777 LLC Last Sale: \$340,000 on 01/13/2020	PID # 5142-09-05-5812 Market Value: \$333,910 Assessed Value: \$333,910 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 3,241 sf Total Area: 3,241 sf Year Built: 1955 Land Area: 6,726 sf
5. 2328 LIBERTY ST HOLLYWOOD, FL 33020-2027 Owner(s): GOMEZ, OCTAVIO & TYPROWICZ, LILIANA Last Sale: \$122,000 on 02/10/2004	PID # 5142-09-05-5820 Market Value: \$342,580 Assessed Value: \$298,830 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,608 sf Total Area: 2,608 sf Year Built: 1979 Land Area: 6,726 sf

6.	2324 LIBERTY ST HOLLYWOOD, FL 33020-2027 Owner(s): KALBACK, JAVIERA L & SETH M Last Sale: \$585,000 on 08/22/2022	PID # 5142-09-05-5821 Market Value: \$345,830 Assessed Value: \$303,120 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,182 sf Total Area: 2,182 sf Year Built: 1979 Land Area: 6,725 sf
7.	2309 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): GREEN APPLE INVESTMENTS INC Last Sale: \$100 on 02/13/2012	PID # 5142-09-05-5900 Market Value: \$343,590 Assessed Value: \$286,740 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,301 sf Total Area: 2,301 sf Year Built: 2008 Land Area: 6,724 sf
8.	2313 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): JONES, KEITH L Last Sale: \$0 on 12/31/2018	PID # 5142-09-05-5901 Market Value: \$344,550 Assessed Value: \$282,780 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,301 sf Total Area: 2,301 sf Year Built: 2008 Land Area: 6,724 sf
9.	2317 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): HOLLYWOOD PROPS LLC Last Sale: \$100 on 12/23/2021	PID # 5142-09-05-5902 Market Value: \$343,970 Assessed Value: \$343,970 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,301 sf Total Area: 2,301 sf Year Built: 2007 Land Area: 6,724 sf
10.	2321 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): MITENBERGA, SOLVITA KLIMENKO, VADIM Last Sale: \$200,000 on 12/28/2011	PID # 5142-09-05-5910 Market Value: \$437,720 Assessed Value: \$368,230 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: Yes	Living Area: 1,274 sf Total Area: 1,274 sf Year Built: 1957 Land Area: 6,724 sf
11.	2327 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): TRAVEL WORLD WIDE INC Last Sale: \$429,900 on 05/11/2022	PID # 5142-09-05-5920 Market Value: \$302,030 Assessed Value: \$302,030 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,388 sf Total Area: 1,444 sf Year Built: 1957 Land Area: 6,725 sf
12.	2331 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): PINEIRO, MARTHA GLADYS EST Last Sale: \$93,900 on 07/17/2008	PID # 5142-09-05-5930 Market Value: \$325,780 Assessed Value: \$284,520 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,095 sf Total Area: 1,279 sf Year Built: 1952 Land Area: 6,725 sf
13.	2335 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): CASTRO, MARGARET & CASTRO, RUBEN Last Sale: \$142,000 on 10/02/2006	PID # 5142-09-05-5940 Market Value: \$356,910 Assessed Value: \$102,800 Waterfront: No Covered Parking: CARPORT	Bedrooms: 3 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,176 sf Total Area: 1,653 sf Year Built: 1957 Land Area: 6,725 sf
14.	2339 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): PERDOMO, EDRAS J IZAGUIRRE Last Sale: \$295,000 on 10/22/2019	PID # 5142-09-05-5950 Market Value: \$342,180 Assessed Value: \$251,290 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,265 sf Total Area: 1,379 sf Year Built: 1956 Land Area: 6,726 sf
15.	2343 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): DESIR, JACQUELINE & MENENDEZ, JOEL A Last Sale: \$299,500 on 10/15/2019	PID # 5142-09-05-5960 Market Value: \$353,660 Assessed Value: \$259,580 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,398 sf Total Area: 1,512 sf Year Built: 1956 Land Area: 6,726 sf
16.	2347 LIBERTY ST HOLLYWOOD, FL 33020-2026 Owner(s): KELLEY, HUMPHRIS JASON Last Sale: \$308,000 on 01/13/2016	PID # 5142-09-05-5970 Market Value: \$535,650 Assessed Value: \$318,380 Waterfront: No Covered Parking: No	Bedrooms: 5 Bathrooms: 4 Stories: 1 Pool: No	Living Area: 2,531 sf Total Area: 2,549 sf Year Built: 1959 Land Area: 8,911 sf
17.	2346 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): OHAD GUZI TR RACHEL ANNE RICH-GUZI TR Last Sale: on	PID # 5142-09-05-5980 Market Value: \$665,060 Assessed Value: \$665,060 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 6,032 sf Total Area: 6,032 sf Year Built: 1973 Land Area: 8,966 sf
18.	2342 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): A&A LIMITED INC Last Sale: \$600,000 on 01/28/2016	PID # 5142-09-05-5990 Market Value: \$540,790 Assessed Value: \$539,380 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 5,150 sf Total Area: 5,150 sf Year Built: 1961 Land Area: 6,726 sf
19.	2338 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): A&A LIMITED INC Last Sale: \$600,000 on 01/28/2016	PID # 5142-09-05-6000 Market Value: \$436,410 Assessed Value: \$436,410 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 4,896 sf Total Area: 4,896 sf Year Built: 1991 Land Area: 6,725 sf

20.	2326 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): BROWARD COUNTY BOARD OF COUNTY COMMISSIONERS Last Sale: on	PID # 5142-09-05-6020 Market Value: \$482,100 Assessed Value: \$482,100 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	4,405 sf 4,405 sf 1962 33,623 sf
21.	2314 THOMAS ST HOLLYWOOD, FL 33020 Owner(s): 2300-2310-2314 THOMAS WAREHOUSE LLC Last Sale: \$1,500,000 on 03/10/2014	PID # 5142-09-05-6040 Market Value: \$570,700 Assessed Value: \$536,450 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	5,000 sf 5,000 sf 1996 6,724 sf
22.	2310 THOMAS ST HOLLYWOOD, FL 33020 Owner(s): 2300-2310-2314 THOMAS WAREHOUSE LLC Last Sale: \$1,500,000 on 03/10/2014	PID # 5142-09-05-6050 Market Value: \$1,106,000 Assessed Value: \$1,059,830 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	10,000 sf 10,000 sf 1981 13,447 sf
23.	2300 THOMAS ST HOLLYWOOD, FL 33020-2039 Owner(s): 2300-2310-2314 THOMAS WAREHOUSE LLC Last Sale: \$1,500,000 on 03/10/2014	PID # 5142-09-05-6070 Market Value: \$439,090 Assessed Value: \$427,040 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	4,000 sf 4,000 sf 1996 6,723 sf
24.	 2300 N 23RD AVE HOLLYWOOD, FL 33020-2010 Owner(s): MODERN GRAPHICS INC Last Sale: \$280,000 on 04/22/2011	PID # 5142-09-05-6090 Market Value: \$507,660 Assessed Value: \$507,660 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	5,082 sf 5,082 sf 1963 12,778 sf
25.	2311 THOMAS ST HOLLYWOOD, FL 33020-2038 Owner(s): SPIRIT 12 INC Last Sale: \$1,200,000 on 04/14/2011	PID # 5142-09-05-6091 Market Value: \$2,409,960 Assessed Value: \$2,362,490 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	21,756 sf 21,756 sf 1976 29,080 sf
26.	2331 THOMAS ST HOLLYWOOD, FL 33020-2038 Owner(s): DARNEL 2331 LLC Last Sale: \$1,325,000 on 04/30/2013	PID # 5142-09-05-6110 Market Value: \$1,749,620 Assessed Value: \$1,749,620 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	19,408 sf 19,408 sf 1970 24,367 sf
27.	2351 THOMAS ST HOLLYWOOD, FL 33020-2038 Owner(s): SUPER SEVEN LLC Last Sale: \$410,000 on 11/12/2021	PID # 5142-09-05-6120 Market Value: \$365,290 Assessed Value: \$365,290 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	1,751 sf 1,751 sf 1959 16,809 sf
28.	2310 N 23RD AVE HOLLYWOOD, FL 33020-2010 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6130 Market Value: \$1,226,230 Assessed Value: \$750,940 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	0 Living Area: 0 Total Area: 1 Year Built: No Land Area:	4,464 sf 4,464 sf 1998 98,446 sf
29.	2300 SHERIDAN ST HOLLYWOOD, FL 33020 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6160 Market Value: \$1,579,990 Assessed Value: \$771,060 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	Living Area: Total Area: Year Built: No Land Area:	 175,554 sf
30.	2402 SHERIDAN ST HOLLYWOOD, FL 33020-2064 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6240 Market Value: \$159,120 Assessed Value: \$126,350 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	Living Area: Total Area: Year Built: No Land Area:	 17,680 sf
31.	2411 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): SUCCESS INVESTMENT GROUP LLC Last Sale: \$91,500 on 08/09/2011	PID # 5142-09-05-6250 Market Value: \$336,900 Assessed Value: \$249,260 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	4 Living Area: 4 Total Area: 1 Year Built: No Land Area:	1,745 sf 1,745 sf 1972 6,604 sf
32.	2415 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): VICTOR, SONEL JEAN Last Sale: \$175,000 on 09/18/2008	PID # 5142-09-05-6251 Market Value: \$333,370 Assessed Value: \$301,560 Waterfront: No Covered Parking: No	Bedrooms: Bathrooms: Stories: Pool:	2 Living Area: 1 Total Area: 1 Year Built: No Land Area:	1,903 sf 1,903 sf 1972 6,605 sf

33.  2419 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): MAS PERFUME MANAGEMENT LLC Last Sale: \$375,000 on 04/20/2022	PID # 5142-09-05-6252 Market Value: \$333,370 Assessed Value: \$258,430 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,903 sf Total Area: 1,903 sf Year Built: 1972 Land Area: 6,605 sf
34. 2423 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): AGENOR, DUMEL Last Sale: \$78,500 on 09/01/1989	PID # 5142-09-05-6260 Market Value: \$332,840 Assessed Value: \$111,600 Waterfront: No Covered Parking: No	Bedrooms: 5 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 1,803 sf Total Area: 1,803 sf Year Built: 1972 Land Area: 6,605 sf
35. 2427 SHERMAN ST HOLLYWOOD, FL 33020-2056 Owner(s): LUBIN, VERLY & MONINE Last Sale: \$84,000 on 04/01/1991	PID # 5142-09-05-6270 Market Value: \$333,190 Assessed Value: \$111,600 Waterfront: No Covered Parking: No	Bedrooms: 5 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 1,803 sf Total Area: 1,803 sf Year Built: 1972 Land Area: 6,606 sf
36. 24 N AVE HOLLYWOOD, FL 33020 Owner(s): OAKWOOD PLAZA SHOPS INC Last Sale: \$1,825,000 on 12/21/1998	PID # 5142-09-05-6362 Market Value: \$56,760 Assessed Value: \$56,760 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 3,476 sf Total Area: 3,476 sf Year Built: 1972 Land Area: 6,605 sf
37.  2401 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): GAL & SARA LLC Last Sale: \$285,000 on 11/24/2021	PID # 5142-09-05-6370 Market Value: \$249,570 Assessed Value: \$249,570 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 995 sf Total Area: 995 sf Year Built: 1937 Land Area: 8,305 sf
38. 2407 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): BADAL, MANWANTEE BADAL, SHAMDEO Last Sale: \$60,000 on 04/30/2010	PID # 5142-09-05-6380 Market Value: \$178,330 Assessed Value: \$54,340 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 664 sf Total Area: 664 sf Year Built: 1952 Land Area: 6,730 sf
39. 2411 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): GREEN, MITCHELL Last Sale: \$155,000 on 06/21/2002	PID # 5142-09-05-6390 Market Value: \$335,720 Assessed Value: \$125,460 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,805 sf Total Area: 1,805 sf Year Built: 1963 Land Area: 6,731 sf
40. 2415 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): SCHOFIELD, JARED L Last Sale: \$103,000 on 01/14/2011	PID # 5142-09-05-6400 Market Value: \$321,280 Assessed Value: \$263,820 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,855 sf Total Area: 2,261 sf Year Built: 1954 Land Area: 6,731 sf
41. 2419 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): BLATTER, GEDAYA Last Sale: \$215,000 on 02/05/2020	PID # 5142-09-05-6410 Market Value: \$259,520 Assessed Value: \$219,940 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1954 Land Area: 6,732 sf
42.  2423 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): DIMOV, OLEKSANDR Last Sale: \$332,900 on 01/11/2022	PID # 5142-09-05-6420 Market Value: \$281,690 Assessed Value: \$100,280 Waterfront: No Covered Parking: CARPORT	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 844 sf Total Area: 1,188 sf Year Built: 1958 Land Area: 6,732 sf
43. 2427 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): JEAN-JOSEPH, JACQUELIN JEAN-JOSEPH, MONA ELAINE Last Sale: \$73,000 on 06/01/1994	PID # 5142-09-05-6421 Market Value: \$389,590 Assessed Value: \$267,160 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,654 sf Total Area: 2,532 sf Year Built: 1958 Land Area: 6,732 sf
44. 2431 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): GOODMAN, CHRISTOPHER TADOR, FRANCITA Last Sale: \$347,000 on 07/03/2018	PID # 5142-09-05-6430 Market Value: \$364,690 Assessed Value: \$256,180 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,464 sf Total Area: 2,061 sf Year Built: 1958 Land Area: 6,733 sf
45. 2435 THOMAS ST HOLLYWOOD, FL 33020-2060 Owner(s): SANCHEZ, LEONARDO MORALES, SILVIA PASCUEL Last Sale: \$319,000 on 07/18/2019	PID # 5142-09-05-6440 Market Value: \$430,340 Assessed Value: \$299,840 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,216 sf Total Area: 1,380 sf Year Built: 1958 Land Area: 6,733 sf
46.  2432 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): HOLLYWOOD 4 LLC Last Sale: \$850,000 on 09/21/2022	PID # 5142-09-05-6510 Market Value: \$406,680 Assessed Value: \$365,910 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 4 Stories: 1 Pool: No	Living Area: 2,136 sf Total Area: 2,136 sf Year Built: 1972 Land Area: 6,733 sf

47.	2430 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): COLON, ANGEL L Last Sale: \$60,000 on 02/08/2013	PID # 5142-09-05-6520 Market Value: \$247,070 Assessed Value: \$194,630 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1955 Land Area: 6,733 sf
48.	2426 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): COLON, ANGEL L Last Sale: \$100,000 on 06/01/1990	PID # 5142-09-05-6530 Market Value: \$340,170 Assessed Value: \$147,140 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 2,677 sf Total Area: 2,677 sf Year Built: 1989 Land Area: 6,732 sf
49.	2422 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): FERNANDEZ, ELIZABETH B Last Sale: \$377,600 on 03/29/2023	PID # 5142-09-05-6540 Market Value: \$326,080 Assessed Value: \$96,740 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,474 sf Total Area: 1,594 sf Year Built: 1955 Land Area: 6,732 sf
50.	2416 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): REEVES, DAVID A Last Sale: on	PID # 5142-09-05-6550 Market Value: \$227,590 Assessed Value: \$227,590 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 986 sf Total Area: 986 sf Year Built: 1937 Land Area: 6,732 sf
51.	2412 SHERMAN ST HOLLYWOOD, FL 33020-2057 Owner(s): REEVES, DAVID A Last Sale: on	PID # 5142-09-05-6551 Market Value: \$227,000 Assessed Value: \$227,000 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 986 sf Total Area: 986 sf Year Built: 1937 Land Area: 6,731 sf
52.	2410 SHERMAN ST #N-S HOLLYWOOD, FL 33020-2057 Owner(s): 5 STARS LLC Last Sale: \$130,000 on 11/15/2012	PID # 5142-09-05-6560 Market Value: \$340,370 Assessed Value: \$277,510 Waterfront: No Covered Parking: No	Bedrooms: 4 Bathrooms: 3 Stories: 1 Pool: No	Living Area: 2,317 sf Total Area: 2,317 sf Year Built: 1972 Land Area: 6,731 sf
53.	2350 24TH AVE HOLLYWOOD, FL 33020 Owner(s): CITY OF HOLLYWOOD Last Sale: on	PID # 5142-09-05-6570 Market Value: \$86,100 Assessed Value: \$68,360 Waterfront: No Covered Parking: No	Bedrooms: 1 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 9,567 sf Total Area: 9,567 sf Year Built: 1955 Land Area: 9,567 sf
54.	2403 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): RHODES, CHARLES Last Sale: \$0 on 07/05/2018	PID # 5142-09-05-6590 Market Value: \$124,620 Assessed Value: \$77,780 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 8,308 sf Total Area: 8,308 sf Year Built: 1955 Land Area: 8,308 sf
55.	2407 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): CRUZ, LILLIANA Last Sale: \$25,000 on 01/20/2022	PID # 5142-09-05-6600 Market Value: \$272,460 Assessed Value: \$107,090 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,088 sf Total Area: 1,088 sf Year Built: 1955 Land Area: 6,727 sf
56.	2411 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): DONDERO, PEARL Last Sale: \$0 on 11/18/2003	PID # 5142-09-05-6610 Market Value: \$315,650 Assessed Value: \$203,720 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,582 sf Total Area: 1,582 sf Year Built: 1955 Land Area: 6,727 sf
57.	2415 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): GARBER, CINDY L Last Sale: on	PID # 5142-09-05-6620 Market Value: \$291,050 Assessed Value: \$81,730 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,160 sf Total Area: 1,224 sf Year Built: 1958 Land Area: 6,728 sf
58.	2419 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): GRASSO, BARBARA Last Sale: \$0 on 10/18/2017	PID # 5142-09-05-6621 Market Value: \$385,610 Assessed Value: \$100,340 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,663 sf Total Area: 1,727 sf Year Built: 1959 Land Area: 6,728 sf
59.	2423 LIBERTY ST HOLLYWOOD, FL 33020-2052 Owner(s): GUTIERREZ, GLADYS Last Sale: \$31,500 on 05/01/1974	PID # 5142-09-05-6622 Market Value: \$480,390 Assessed Value: \$118,840 Waterfront: No Covered Parking: No	Bedrooms: 3 Bathrooms: 2 Stories: 1 Pool: No	Living Area: 1,920 sf Total Area: 1,984 sf Year Built: 1959 Land Area: 6,728 sf
60.	2434 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): LUCAS, JOSEPH R & APRIL Last Sale: \$199,000 on 10/30/2007	PID # 5142-09-05-6700 Market Value: \$303,890 Assessed Value: \$95,500 Waterfront: No Covered Parking: GARAGE	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,264 sf Total Area: 1,644 sf Year Built: 1958 Land Area: 6,729 sf

61.	2430 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): HAMMOND, MARK Last Sale: \$108,000 on 06/04/2012	PID # 5142-09-05-6710 Market Value: \$280,760 Assessed Value: \$103,820 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,192 sf Total Area: 1,332 sf Year Built: 1962 Land Area: 6,729 sf
62.	2426 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): SANJURJO, KIMBERLY A & PABLO L Last Sale: \$223,250 on 02/25/2021	PID # 5142-09-05-6720 Market Value: \$268,640 Assessed Value: \$268,640 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 844 sf Total Area: 1,452 sf Year Built: 1958 Land Area: 6,728 sf
63.	2422 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): BLATTER, GEDALYA Last Sale: \$220,000 on 05/20/2019	PID # 5142-09-05-6730 Market Value: \$290,140 Assessed Value: \$239,580 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1954 Land Area: 6,728 sf
64.	2418 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): RA REV TR Last Sale: on	PID # 5142-09-05-6740 Market Value: \$192,590 Assessed Value: \$164,580 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,032 sf Total Area: 1,032 sf Year Built: 1954 Land Area: 6,728 sf
65.	2414 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): MECHOULLAM, ARIELLA MECHOULLAM, MIREILLE Last Sale: \$120,000 on 06/15/2015	PID # 5142-09-05-6750 Market Value: \$254,660 Assessed Value: \$193,430 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 1 Stories: 1 Pool: No	Living Area: 1,288 sf Total Area: 1,332 sf Year Built: 1958 Land Area: 6,728 sf
66.	2410 THOMAS ST HOLLYWOOD, FL 33020-2061 Owner(s): BLAS, JUAN J Last Sale: \$167,500 on 06/28/2002	PID # 5142-09-05-6760 Market Value: \$352,420 Assessed Value: \$153,000 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: Yes	Living Area: 1,978 sf Total Area: 1,978 sf Year Built: 1964 Land Area: 13,454 sf
67.	2248 N 24TH AVE HOLLYWOOD, FL 33020-2014 Owner(s): 2248 LAND TR FEINBERG, JEFFREY TRSTEE Last Sale: \$100 on 04/02/1997	PID # 5142-09-05-6770 Market Value: \$242,880 Assessed Value: \$242,880 Waterfront: No Covered Parking: No	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,661 sf Total Area: 1,661 sf Year Built: 1958 Land Area: 8,337 sf
68.	2410 LIBERTY ST HOLLYWOOD, FL 33020-2053 Owner(s): PACHECO, DANIEL Last Sale: \$170,000 on 04/09/2020	PID # 5142-09-05-6960 Market Value: \$354,070 Assessed Value: \$296,030 Waterfront: No Covered Parking: GARAGE	Bedrooms: 2 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 1,636 sf Total Area: 1,652 sf Year Built: 1953 Land Area: 6,728 sf
69.	2400 LIBERTY ST #1-4 HOLLYWOOD, FL 33020-2053 Owner(s): CAMPBELL, LAURIE LUCACCIONI, NANCY Last Sale: \$0 on 09/24/2019	PID # 5142-09-05-6970 Market Value: \$505,500 Assessed Value: \$214,050 Waterfront: No Covered Parking: No	Bedrooms: 0 Bathrooms: 0 Stories: 1 Pool: No	Living Area: 2,999 sf Total Area: 2,999 sf Year Built: 1959 Land Area: 15,000 sf

Public Participation Meeting

July 12th, 2023

Name / Last Name

Address.

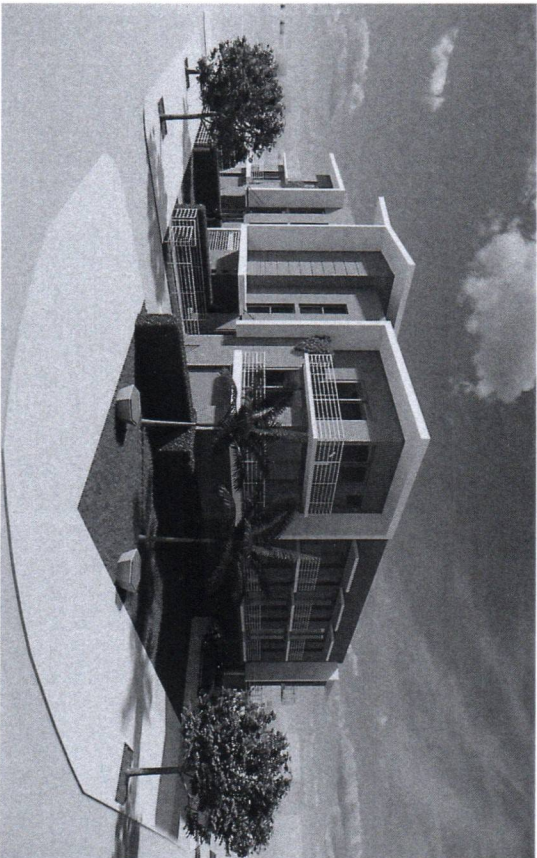
Verly Lubin

2427 Shannon St

6:16 pm

Hollywood, FL

PROJECT PRELIMINARY RENDERING



DRAWING INDEX

SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

DRAWING INDEX

ARCHITECTURE

- | | |
|------|--------------------------|
| A0.4 | VEHICULAR USE AREA |
| A0.5 | AREA PLANS |
| A0.6 | RENDERINGS |
| A0.7 | RENDERINGS |
| A0.8 | OPEN SPACE DIAGRAM |
| A0.9 | STREET PROFILES |
| A1.0 | SITE PLAN |
| A1.1 | SITE PLAN DETAILS |
| A1.4 | CLUSTER BOX UNIT DETAILS |
| A1.5 | SKETCHES |
| A1.6 | GENERAL DETAILS |
| A1.7 | TRASH CHUTE - DETAILS |
| A2.0 | GROUND FLOOR PLAN |
| A2.1 | 2ND FLOOR PLAN |
| A2.2 | 3RD FLOOR PLAN |
| A2.3 | MAIN ROOF PLAN |
| A2.4 | TOP ROOF PLAN |
| A5.0 | ELEVATIONS |
| B6.0 | SECTIONS |

ZONING DATA

GENERAL		REGIONAL ACTIVITY CENTER (RAC) ONLY	
ZONING			DOE HIGHWAY LOW INTENSITY MULTI-FAMILY CONSTRUCT
LAND USE			APAX 3.7
BASE FLOOR ELEVATION (B.F.E.)			
RECOGNIZED		REQUIRED	PROPOSED
HEIGHT		28 FT MAX.	32 FT + 3 STOREYS
LOT AREA		128' x 210' (26,880)	16,000 SF
F.A.R.			18.87 SF
OPEN SPACE			
OPEN SPACE		40% - 14,752 SF	42% - 17,248 SF
GREEN SPACE	GROUND FLOOR 2ND FLOOR 3RD FLOOR		4.32 SF 13.68 SF 13.68 SF
	ROOF		42% - 17,182 SF
HANDICAP SPACE GROUND FLOOR			25.00 SF
STAIRWAYS			3.56 SF
FRONT ENTRANCE	15'-0"		15'-0"
FRONT THOMAS ST	20'-0"		20'-0"
SIDE	10'-0"		10'-0"
REAR	20'-0"		20'-0"
MAX. ALDO FOOTPRINT			
	8,487 SF		8,591 SF
RESIDENTIAL UNITS			
18 UNITS	900,400 SF		917,547 SF
AVG. UNIT SIZE	50,000 SF		
PARKING			
18 UNITS	1.5 SPACES / 27 PARKING SPACES		3 TOWN-CENTER - 20564 + 8 SPACES
QUICK	56 UNITS + 32 + 4 PARKING SPACES		10 MARKET - 24 SPACES
TOTAL	31 PARKING SPACES REQUIRED		404 (2) + 206 (15) (2) + 8 SPACES
			24 PARKING SPACES

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APPROX. AREA 26,000 SF

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES

LEGAL DESCRIPTION

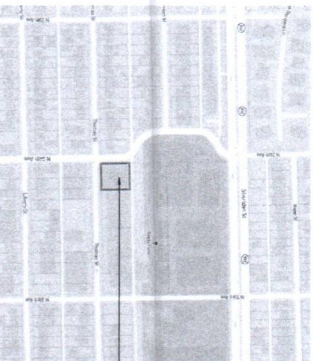
THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75, 11, 12 BLK 37

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S. 

THOMAS RESIDENCES

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signed by
Arl L Sklar
Date:
2023.06.06
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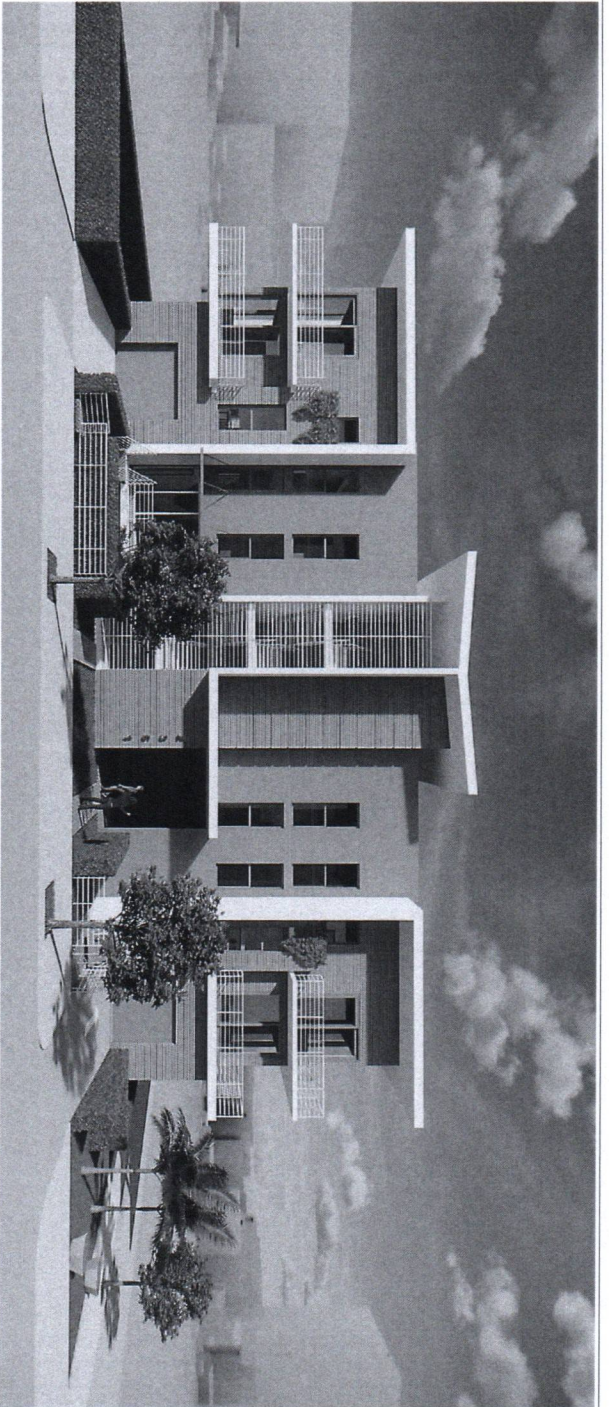
2351 THOMAS ST HOLLYWOOD FL.

COVER

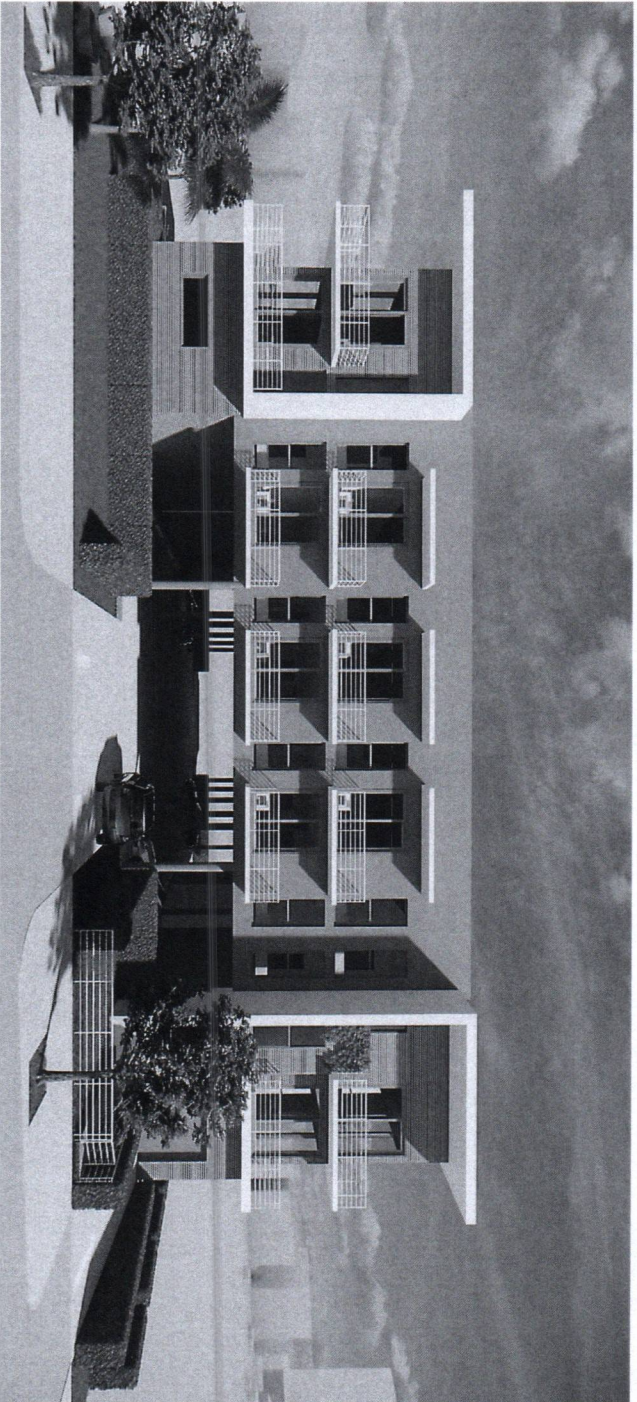
PROJECT# 21-041

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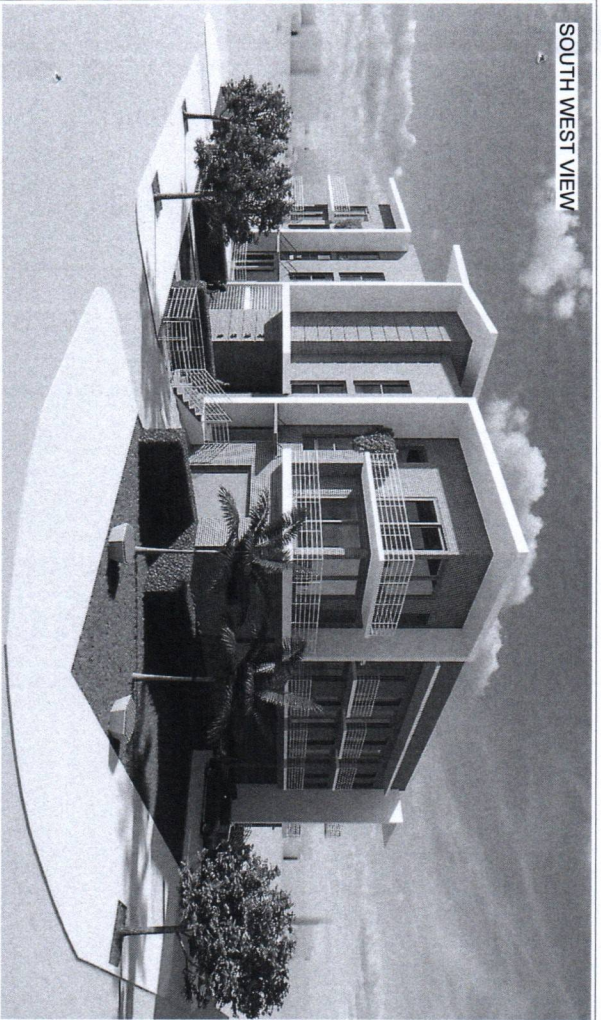
-WEST VIEW



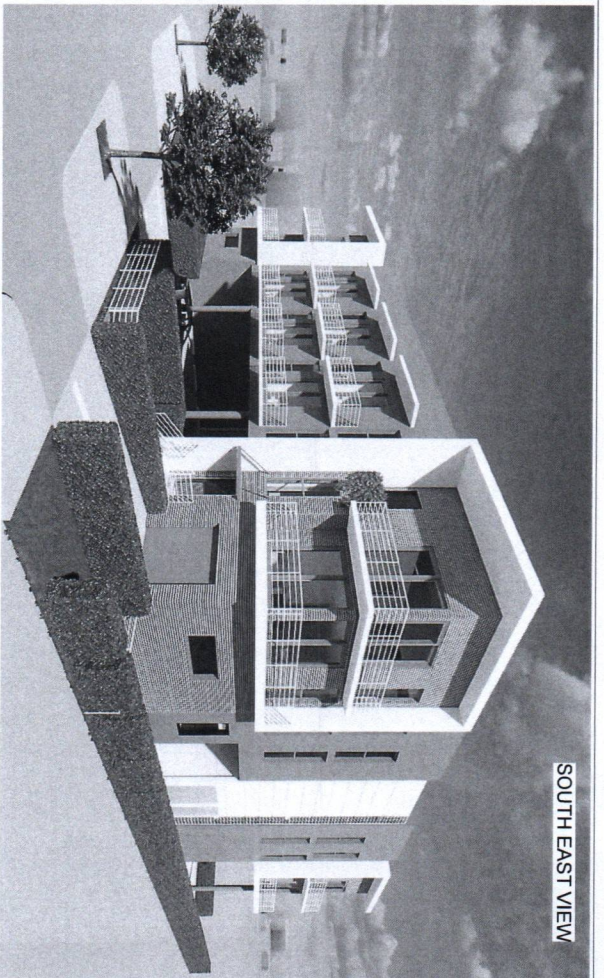
SOUTH VIEW



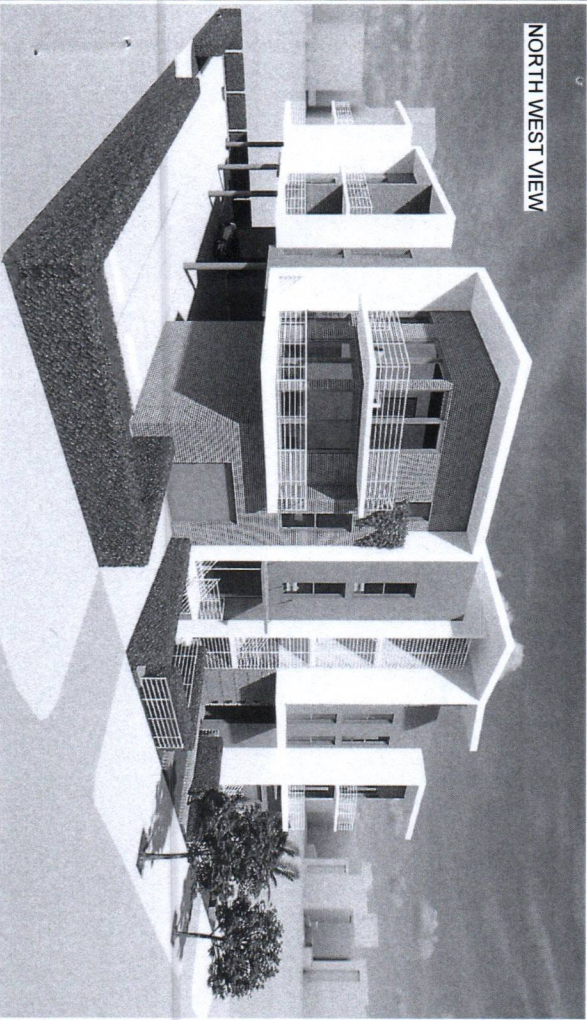
SOUTH WEST VIEW



SOUTH EAST VIEW



NORTH WEST VIEW



NORTH EAST VIEW



SKLARArchitecture
Commercial & Residential Architecture
P: 954.925.9692
www.sklararchitect.com

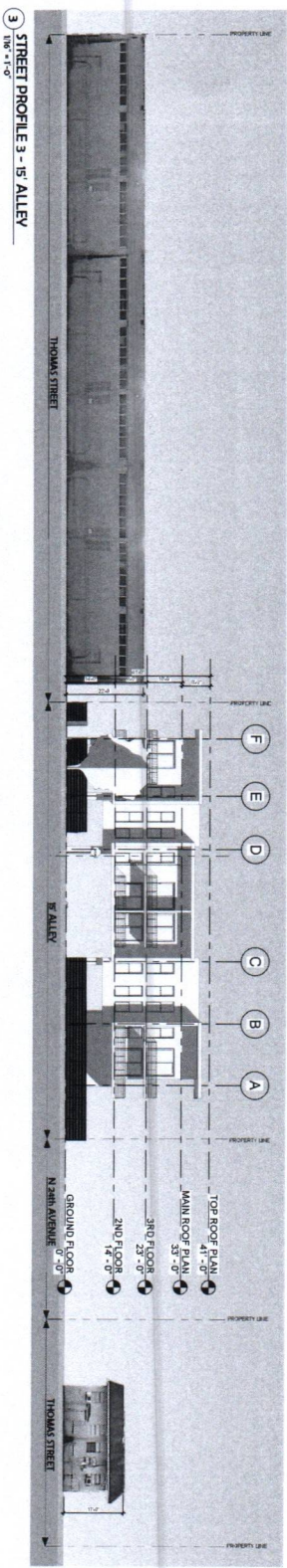
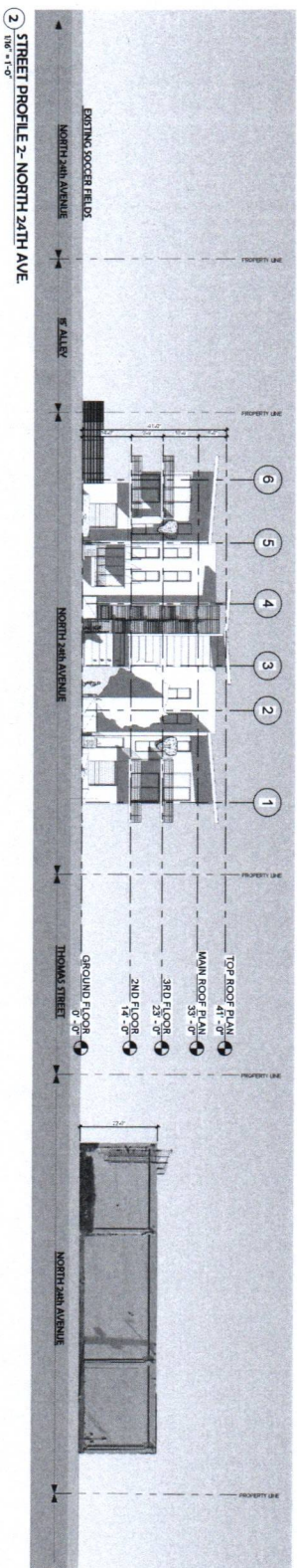
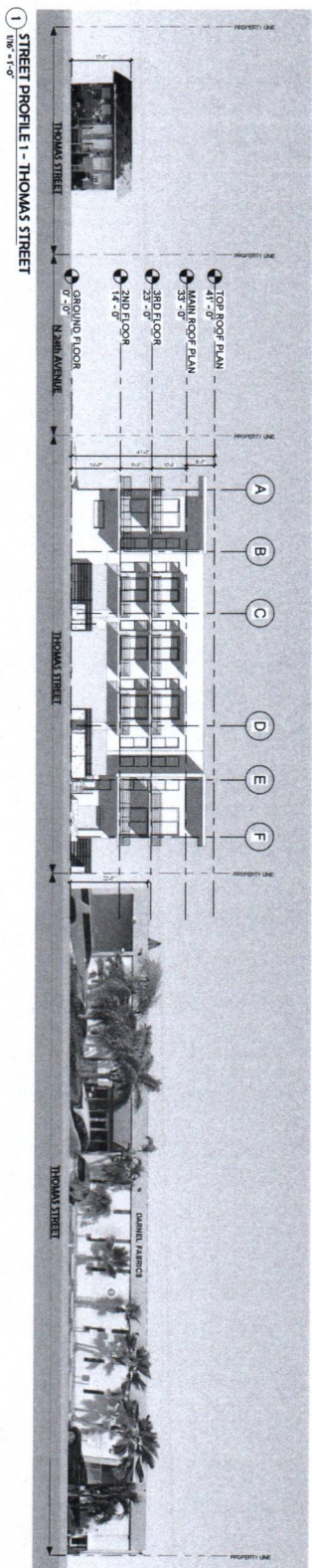
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Signed by A/L
Sklar
2023.06.06
Sklar 17-4235
dskt

THOMAS RESIDENCES
2351 THOMAS ST HOLLYWOOD FL.

RENDERINGS

PROJ-23-045

A0.6



NEW RESIDENTIAL BUILDING

2351 THOMAS STREET

Hollywood, FL

PROJECT PRELIMINARY RENDERING

SUBMITTALS:

APRIL 17TH 2023 - TAC
OCTOBER 3RD 2022 - PACO
JULY 7TH 2022 - PACO

PROJECT TEAM

ARCHITECT OF RECORD:



2310 HOLLYWOOD BLVD.
HOLLYWOOD, FL 33020
www.sklararchitect.com
TEL - (954) 925-9292
FAX - (954) 925-6292

AA 0002849
IB 0000894
NCARB CERTIFIED

LANDSCAPE ARCHITECT:

ANDRES MONTERO LANDSCAPE ARCHITECTURE
2300 E Oakland Park Blvd. #300,
Fort Lauderdale, FL 33306 USA
c: 954.591.5606
e: amontero@amlstudio.com

CIVIL ENGINEER:

WILFORD ZEPHYR, P.E., LEED AP, CFM
Zephyr Engineering
CBE, SBE & DBE Firm
5451 Pierce St, Hollywood, FL 33021 USA
Phone: 786-302-7693
Email: wilford@zephyrengineeringfl.com

SCOPE OF WORK

NEW 3 STORIES RESIDENTIAL BUILDING

APROX. AREA 26,000 SF.

18 RESIDENTIAL UNITS

32 PARKING SPACES + 2 ADA PARKING SPACES



DRAWING INDEX

ARCHITECTURE

- A0.0 COVER
- A0.4 VEHICULAR USE AREA
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- A0.7 RENDERINGS
- A0.8 OPEN SPACE DIAGRAM
- A0.9 STREET PROFILES
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- A1.3 SITE PLAN DETAILS
- A1.4 CLUSTER BOX UNIT DETAILS
- A1.5 SIGNAGE
- A1.6 GENERALS DETAILS
- A1.7 TRASH CHUTE - DETAILS
- A2.0 GROUND FLOOR PLAN
- A2.1 2ND FLOOR PLAN
- A2.2 3RD FLOOR PLAN
- A2.3 MAIN ROOF PLAN
- A2.4 TOP ROOF PLAN
- A5.0 ELEVATIONS
- A6.0 SECTIONS

ZONING DATA

GENERAL		
ZONING:	REGIONAL ACTIVITY CENTER RAC - DH-1	
LAND USE:	DIXIE HIGHWAY LOW INTENSITY MULTI-FAMILY DISTRICT	
BASE FLOOD ELEVATION (B.F.E.):	AH/AE 3.7	
REQ'D/ALLOWED	REQUIRED	PROPOSED
HEIGHT:	35 FT MAX.	33 FT - 3 STORIES
LOT SIZE:		16,809 SF
F.A.R.	1.25 = 21,011.25 SF	18,671 SF
OPEN SPACE		
OPEN SPACE	40% =6,723.6 SF	45.7% =7,678 SF
GREEN SPACE	GROUND FLOOR	4,322 SF
	2ND FLOOR	137 SF
	3RD FLOOR	124 SF
	ROOF	2,569 SF
HARDSCAPE SPACE GROUND FLOOR		3,545 SF
SETBACKS		
FRONT 24TH AVE	15'-0"	15'-0"
FRONT THOMAS ST	20'-0"	20'-0"
SIDE	10'-0"	10'-0"
REAR	20'-0"	20'-0"
MAX. BLDG FOOTPRINT		
	9,497 FT	9,151 FT
RESIDENTIAL UNITS		
18 UNITS	MIN 400 SF	671 SF
AVERAGE UNIT SIZE	MIN 650 SF	860 SF
PARKING		
18 UNITS	1.5 SP/UN = 27 PARKING SPACES	3 TOWNHOMES - 2PS/EA = 6 SPACES 15 APARTMENTS = 24 SPACES
GUEST	1/5 UNITS = 3.6 = 4 PARKING SPACES	ADA (2) + GUESTS (2) = 4 SPACES
TOTALS	31 PARKING SPACES REQUIRED	34 PARKING SPACES

LOCATION MAP



LOCATION OF WORK

SCALE: N.T.S.



APARTMENTS CHART		
APARTMENT #:	# OF BEDROOMS:	FLOOR
01	02	GROUND/2ND
02	02	GROUND/2ND
03	02	GROUND/2ND
21	02	2ND
22	02	2ND
23	02	2ND
30	02	3RD
31	02	3RD
32	02	3RD
33	02	3RD
34	02	3RD
TOTAL 2 BEDROOMS APT		11
24	01	2ND
25	01	2ND
26	01	2ND
35	01	3RD
36	01	3RD
37	01	3RD
38	01	3RD
TOTAL 1 BEDROOM APT		07
TOTAL # OF UNITS		18

LEGAL DESCRIPTION

THIS PROPERTY IS DESCRIBED AS:

PROPERTY ID #: 514209056120

ADDRESS: 2351 THOMAS STREET, HOLLYWOOD, 33020

HOLLYWOOD PARK 4-19 B LOTS 10 W 7.75,11,12 BLK 37

SOUTH WEST VIEW

SOUTH EAST VIEW

NORTH WEST VIEW

NORTH EAST VIEW

WEST VIEW



SOUTH VIEW

