



Resilient Environment Department

HOUSING & URBAN PLANNING DIVISION

1 N. University Drive, Box 102 | Plantation, FL 33324 | 954-357-6634 | Fax 954-357-6521

June 15, 2026

Via E-Mail Only

Mr. Matthew Rieger, Manager of SLP
3225 Aviation Avenue, 6th Floor
Miami, Florida 33133
nicholasb@htgf.com
seanb@htgf.com

Subject: AFFORDABLE HOUSING CERTIFICATION (Hollywood Vista) – Ref. #2026-008

Property Location: 801 N. Federal Highway (Folio #5142 15 02 0180)
Hollywood, Florida 33020 (Folio #5142 15 02 0190)
(Folio #5142 15 02 0210)

Mr. Rieger:

Effective the date of this Notice, the Hollywood Vista (***Development***), consisting of 118 units, is certified eligible under the Broward County Affordable Housing Program. This certification confirms the unit mix and income eligibility range as follows:

Number of Units Proposed by Bedroom Size	Efficiency	One Bedroom	Two Bedrooms	Three Bedrooms	Four Bedrooms
Very Low		110			
Low			8		
Moderate					
Maximum Rent Limits Very Low (0-50%)		\$1,188	\$1,425		
Maximum Rent Limits Low (51-80%)					
Maximum Rent Limits Work Force					

Dwelling Unit Type	Very Low	Low	Moderate	Total
Single Family Detached				
Townhouse/Villa Attached, Duplex				
Garden Apt. (2-3 Stories)				
Mid Rise (4-8 Stories)	110	8		118
High Rise (9+ Stories)				
Total Units	110	8		118

LEGAL DESCRIPTION: See attached Exhibit A

Applicants for waiver of impact and/or application fees are to maintain affordable housing for thirty (30) years, per Broward County Land Development Code, Section 5-184(b)(4). Title transfer within the 30-year period shall be available only to buyers who qualify under the affordability requirement and use the property as its principal residence. All waived fees shall be recaptured if the affordability and use requirements are not maintained during the 30-year term.

The DEVELOPMENT henceforth is required to comply with all applicable terms and conditions of the program, as outlined in its application for certification, and it must comply with the Broward County Land Use Plan (BCLUP) for “Affordable Housing”, specifically, the monthly rents or mortgage payments (including taxes and insurance) do not exceed 30 percent of an amount representing the percentage (very low is up to 50%; low is greater than 50% up to 80%; moderate is greater than 80% up to 120%) of the median income limits adjusted for family size for the households.

Waiver of any fee may require the DEVELOPMENT to be subject to a Declaration of Restrictive Covenant prior to the reduction of any fee. Please consult with each jurisdiction separately regarding their requirements.

It is important that you present this letter when discussing the project with County staff or when filing development applications with Broward County. Also, any waiver or reduction to be given by the Broward County School Board will require a separate application from them.

Sincerely,

Darby P. Delsalle, AICP, Director
Housing & Urban Planning Division (HUPD)
DPD/amc

cc: Raelin Storey, City of Hollywood
Barbara Blake Boy, Executive Director, Broward County Planning Council
Angela Bauldree-VanBeber, Assistant Director, HUPD
Carlos Adorisio, Assistant Director, Environmental Permitting Division
Jennifer Luchong, AICP, Planning Supervisor, HUPD
Chris Akagbosu, Director, Facility and Real Estate Department, Broward County School Board
Angela M. Chin, AICP, PMP, Program and Redevelopment Manager, HUPD

EXHIBIT "A"
LEGAL DESCRIPTION



LOTS ONE (1), TWO (2) AND THREE (J), BLOCK FORTY-NINE (49), "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK I, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA;

LESS AND EXCEPT THEREFROM: THOSE PARCELS OF LAND DESCRIBED AS PARCEL 167 IN THE ORDER OF TAKING IN CASE NO.76-1J264, EMINENT DOMAIN PROCEEDINGS IN THE CIRCUIT COURT OF THE SEVENTEENTH JUDICIAL CIRCUIT IN AND FOR BROWARD COUNTY, FLORIDA, RECORDED DECEMBER 6, 1976 IN OFFICIAL RECORDS BOOK 6822, PAGE 411, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE WESTERLY 15 FEET OF LOT 1, BLOCK 49, "HOLLYWOOD", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 21, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, IN SECTION 15, TOWNSHIP 51 SOUTH, RANGE 42 EAST, AND BEING THAT PART OF LOT 1 WHICH LIES WITHIN 40 FEET EAST OF THE BASE LINE OF SURVEY FOR STATE ROAD NO. 5 ACCORDING TO THE RIGHT OF WAY MAP FOR SECTION 86010-2510.
AND

THAT PART OF LOT 1, BLOCK 49 OF SAID "HOLLYWOOD" WHICH IS INCLUDED IN THE EXTERNAL AREA FORMED BY A 15 FOOT RADIUS ARC WHICH IS TANGENT TO THE SOUTH LINE OF SAID LOT 1 AND TANGENT TO A LINE WHICH IS 15 FEET EAST OF AND PARALLEL TO THE WEST LINE OF SAID LOT 1.

SAID LANDS LYING AND BEING IN THE CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA AND CONTAINING 11,601 SQUARE FEET (0.3122 ACRES), MORE OR LESS.

Parcel Identification Number: 514215-02-0180

HOLLYWOOD 1-21 BLOT 1 LESS W 15' & LESS PT INC IN EXT AREA FORMED BY 15 FT RAD ARC TANG TO S/L OF & TANG TO LINE 15' E OF W/L OF LOT 1, LOT 2 BLK 49
HOLLYWOOD 1-21 B LOT 3 BLK 49

Parcel Identification Number: 514215-02-0190

Lots 4, 5, 6 and 7, in Block 49, of HOLLYWOOD, according to the Plat thereof, as recorded in Plat Book 1, Page 21, of the Public Records of Broward County, Florida.

Parcel Identification Number: 514215-02-0210