

**ATTACHMENT A**  
**Application Package**



APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**  
 Room 315  
 Hollywood, FL 33022  
 Tel: (954) 921-3471  
 Email: Development@Hollywoodfl.org

- SUBMISSION REQUIREMENTS:**
- One set of signed & sealed plans (i.e. Architect or Engineer)
  - One electronic **combined** PDF submission (max. 25mb)
  - Completed Application Checklist
  - Application fee
- 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 ALL THAT APPLIES):**

<input type="checkbox"/> Technical Advisory Committee	<input type="checkbox"/> Art in Public Places Committee	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Planning and Development Board	<input type="checkbox"/> Historic Preservation Board	<input type="checkbox"/> Special Exception
<input checked="" type="checkbox"/> City Commission	<input type="checkbox"/> Administrative Approval	<input type="checkbox"/> Pre-Application Consultation

**PROPERTY INFORMATION**

**Location Address:** 2200 Jackson Street and 400 S Dixie Hwy

Lot(s): 5,6,7, 21, and 22 Block(s): Block "I" and Block 4 Subdivision: Hollywood Little Ranches

Folio Number(s): 5142 1601 2370; 5142 1601 0850; 5142 1601 0840

Zoning Classification: DH-2 and DH-3 Land Use Classification: Regional Activity Center

Existing Property Use: warehousing Sq Ft/Number of Units: 80,000 sf approx.

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 Number(s) and Resolution(s): \_\_\_\_\_

**DEVELOPMENT PROPOSAL**

Explanation of Request: Rezone a portion of the property from DH-2 to DH-3

Phased Project: Yes  No  Number of Phases:

Project	Proposal
Units/rooms (# of units)	# UNITS: <input type="text" value="n/a"/> #Rooms <input type="text"/>
Proposed Non-Residential Uses	<input type="text" value="n/a"/> S.F.)
Open Space (% and SQ.FT.)	Required %: <input type="text" value="n/a"/> (Area: <input type="text" value="n/a"/> S.F.)
Parking (# of spaces)	PARK. SPACES: (# <input type="text" value="n/a"/> )
Height (# of stories)	(# STORIES) <input type="text" value="n/a"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Gross Area ( <input type="text" value="n/a"/> FT.)

**Name of Current Property Owner:** Judy C. Fink and Stephen W. Fink

Address of Property Owner: 14105 SHERIDAN ST SOUTHWEST RANCHES FL 33330-3628

Telephone: 954-325-5905 Email Address: swfink@bhmswarehouse.com

**Applicant** Bridge Asset Management LLC Consultant  Representative  Tenant

Address: 70 West 40th Street, Suite 11 New York, NY, 10018 Telephone: (347) 632-4770

Email Address: Hen@bridgeasset-mgmt.com

Email Address #2: \_\_\_\_\_

Date of Purchase: pending Is there an option to purchase the Property? Yes  No

If Yes, Attach Copy of the Contract.

**Noticing Agent** (Board submissions only) : \_\_\_\_\_

E-mail Address: \_\_\_\_\_



# 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](http://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 provided by the Office of Planning and Development Services. 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: 08/19/2025

PRINT NAME: Judy C. Fink and Stephen W. Fink Date: 08/19/2025

Signature of Consultant/Representative:  Date: 8/18/2025

PRINT NAME: Hen Vaknin (Bridge Asset Management LLC) Date: \_\_\_\_\_

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 rezoning from DH-2 to DH-3 to my property, which is hereby made by me or I am hereby authorizing Bridge Asset Management LLC to be my legal representative before the Planning Board, City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 19th day of August  
  
Notary Public  
State of Florida



Signature of Current Owner

Judy C. Fink and Stephen W. Fink  
Print Name

My Commission Expires: March 15, 2029 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_



**CITY OF  
Hollywood**  
DEVELOPMENT SERVICES  
PLANNING DIVISION

# GENERAL APPLICATION

APPLICATION DATE: \_\_\_\_\_

**2600 Hollywood Blvd**  
Room 315  
Hollywood, FL 33022  
Tel: (954) 921-3471  
Email: [Development@Hollywoodfl.org](mailto:Development@Hollywoodfl.org)

**SUBMISSION REQUIREMENTS:**

- One set of signed & sealed plans (i.e. Architect or Engineer)
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**CLICK HERE FOR FORMS, CHECKLISTS, & MEETING DATES**

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|--|---|---|
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Height (# of stories)	(# STORIES) <input type="text" value="n/a"/> ( <input type="text"/> FT.)
Gross Floor Area (SQ. FT)	Gross Area ( <input type="text" value="n/a"/> FT.)

**Name of Current Property Owner:** TAS Associates LLP  
**Address of Property Owner:** 400 N Dixie Hwy, Hollywood, FL, 33020  
 Telephone: \_\_\_\_\_ Email Address: \_\_\_\_\_  
**Applicant** Bridge Asset Management LLC Consultant  Representative  Tenant   
**Address:** 70 West 40th Street, Suite 11 New York, NY, 10018 Telephone: (347) 632-4770  
 Email Address: Hen@bridgeasset-mgmt.com  
 Email Address #2: \_\_\_\_\_  
 Date of Purchase: pending Is there an option to purchase the Property? Yes  No   
 If Yes, Attach Copy of the Contract.

**Noticing Agent (Board submissions only):** \_\_\_\_\_  
**E-mail Address:** \_\_\_\_\_



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Signature of Current Owner: *Ingred Evans* Date: 8/19/25

PRINT NAME: Ingred Evans (TAS Associates LLP) Date: \_\_\_\_\_

Signature of Consultant/Representative: *Hen Vaknin* Date: 8/18/2025  
Signed by: 012E183F25864DB...

PRINT NAME: Hen Vaknin (Bridge Asset Management LLC) Date: \_\_\_\_\_

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 rezoning from DH-2 to DH-3 to my property, which is hereby made by me or I am hereby authorizing Bridge Asset Management LLC to be my legal representative before the Planning Board, City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me this 19th day of August

*Danielle Hamilton*  
Notary Public

State of Florida

My Commission Expires: 3/15/29 (Check One)  Personally known to me; OR  Produced Identification \_\_\_\_\_



*Ingred Evans*  
Signature of Current Owner

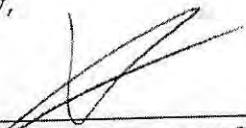
Ingred Evans  
Print Name

AGENT AUTHORIZATION LETTER

We hereby authorize GREENSPOON MARDER LLP to act as agents in connection with obtaining governmental permits and approvals, including the submittal of development applications, on behalf of Bridge Asset Management LLC, for the properties located at 400 S Dixie Highway and 200 Jackson Street, folio numbers 5142 1601 2370, 5142 1601 0840, and 5142 1601 0850, in the City of Hollywood, Florida.

DATED: 08/22/2025

Sincerely,

  
\_\_\_\_\_  
Bridge Asset Management LLC

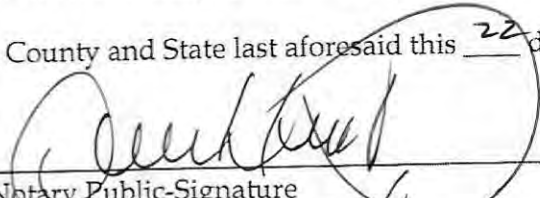
Hen Vaknin  
\_\_\_\_\_  
Print Name

STATE OF New York ) ss  
COUNTY OF New York )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by Hen Vaknin, as vice president of Bridge Asset Management LLC. He/she is personally known to me or has produced NY DL # 126 127 123 (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of August, 2025.



  
\_\_\_\_\_  
NY Notary Public-Signature  
Christian Moreno.  
\_\_\_\_\_  
Name of Notary Public Typed, Printed or Stamped

My Commission Expires: 12/24/2027

AGENT AUTHORIZATION LETTER

We hereby authorize GREENSPOON MARDER LLP to act as agents in connection with obtaining governmental permits and approvals, including the submittal of development applications, for the property located at 400 S Dixie Highway, folio numbers 5142 1601 0840 and 5142 1601 0850, in the City of Hollywood, Florida.

DATED: 08/22/2025

Sincerely,

Judy C. Fink and Stephen W. Fink  
Judy C. Fink and Stephen W. Fink



Judy C. Fink Stephen W. Fink  
Print Name

STATE OF Florida ) ss  
COUNTY OF Broward )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by Judy C. Fink and Stephen W. Fink, as owners of the property located at 400 S Dixie Highway, Hollywood, FL 33020. He/she are personally known to me or have produced \_\_\_\_\_ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of 22nd August, 2025.

NOTARY'S SEAL:

Danielle Hamilton  
FL Notary Public-Signature



Danielle Hamilton my commission exp: 03/15/29  
Name of Notary Public Typed, Printed or Stamped

My Commission Expires:

March 15, 2029

**AGENT AUTHORIZATION LETTER**

We hereby authorize GREENSPOON MARDER LLP to act as agents in connection with obtaining governmental permits and approvals, including the submittal of development applications, for the property located at 2200 Jackson Street, folio number 5142 1601 2370, in the City of Hollywood, Florida.

DATED: 8/22/25

Sincerely,

*Ingred Evans*  
Ingred Evans (TAS Associates LLP)

Ingred Evans  
Print Name



STATE OF Florida ) ss  
COUNTY OF Broward )

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State aforesaid and in the County aforesaid to take acknowledgments, the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, by Ingred Evans, as owner of the property located at 2200 Jackson Street, Hollywood, FL 33020. He/she is personally known to me or has produced \_\_\_\_\_ (Type of Identification) as identification.

WITNESS my hand and official seal in the County and State last aforesaid this 22 day of August, 2025.

NOTARY'S SEAL:

*Danielle Hamilton*  
FL Notary Public-Signature



Danielle Hamilton  
Name of Notary Public Typed, Printed or Stamped

My Commission Expires:

march 15, 2029

September 22, 2025

VIA EMAIL

Cameron Palmer  
Principal Planner / Supervisor  
City of Hollywood  
Development Services / Planning and Urban Design  
cpalmer@hollywoodfl.org

Re: Project Narrative  
2200 Jackson Street and 400 S Dixie Hwy

Dear Mr. Palmer:

Bridge Asset Management LLC (“Applicant”) is the contract purchaser of 3 parcels (folio numbers 5142 1601 2370, 5142 1601 0850, and 5142 1601 0840) located at 2200 Jackson Street and 400 S Dixie Hwy (collectively referred to as “Property”). The Property is entirely in the Regional Activity Center (RAC) land use designation and is split between the DH-2 (Dixie Highway Medium Intensity Multi-Family) zoning district and the DH-3 (Dixie Highway High Intensity Mixed-Use) zoning district.

The Applicant proposes to rezone a portion of the Property from the DH-2 district to the DH-3 district, as described in more detail in the rezoning narrative. The Applicant proposes a 387-unit multifamily residential building which steps down from 96’ / 8 stories on the east portion of the Property to 43’4” / 4 stories on the west portion of the Property. This gradation in building height is designed to comply with the 55’ / 5-story limitation within 200 feet of the DH-2 zoning district, as well as to provide a compatible transition towards the lower residential heights to the west. The tower on the east portion of the Property is 299’6” in length, complying with the maximum length of 300’.

The unit mix is anticipated to consist of 108 studios, 202 1-bedroom units, and 77 2-bedroom units. Several tenant amenities and “active” uses – including the lobby and lounge, leasing office, and library – would be along South Dixie Highway in order to activate the street level. 491 parking spaces will be provided in a garage, exceeding the requirement of 471 spaces. The two parking garage entrances would be off Jackson Street, one in the middle of the Property and the other at the west end near the side property line.

As part of the re-development, the Applicant will dedicate 5 feet of right-of-way along Jackson Street to the City of Hollywood and 4 feet of right-of-way along South Dixie Highway to Broward County. The right-of-way along Jackson Street would be dedicated as a perpetual easement.

The building would comply with all required setbacks. The frontage setback along Jackson Street would range from 15’ at the eastern end of the Property to 20’ at the western end of the Property (this setback would be measured inclusive of the 5’ perpetual easement). The frontage setback along S Dixie Highway would be 15’. There would be no rear setback in the DH-3 portion while the rear setback in the DH-2 portion would be 29’. The side setback along the west property line would be 10’.

September 22, 2025

Page No. 2

The building embodies a contemporary architectural style with a strong emphasis on geometric rhythms and expressive facade articulation. Vertical and horizontal framing elements create a bold exoskeletal grid that wraps around the exterior, giving the structure a dynamic sculptural quality. Curved transitions within the balcony projections soften the linear composition and adds fluidity and movement to the design. At the ground level, large segments of glazed panels enhance the sense of transparency and invite the pedestrian interaction anchoring the building firmly within the urban streetscape.

Thank you for your consideration of this application.

Sincerely,

GREENSPOON MARDER LLP



Julian Bobilev, AICP

August 24, 2025

Cameron Palmer  
Principal Planner / Supervisor  
City of Hollywood  
Development Services / Planning and Urban Design  
cpalmer@hollywoodfl.org

Re: Rezoning Narrative Letter  
2200 Jackson Street and 400 S Dixie Hwy

Dear Mr. Palmer:

Bridge Asset Management LLC (“Applicant”) is the contract purchaser of 3 parcels located at 2200 Jackson Street and 400 S Dixie Hwy (collectively referred to as “Property”). The Property is on the south side of Jackson Street and west side of South Dixie Hwy and is entirely in the Regional Activity Center (RAC) land use designation. The Applicant proposes to rezone a portion of the Property from the DH-2 (Dixie Highway Medium Intensity Multi-Family) District to the DH-3 (Dixie Highway High Intensity Mixed-Use) District. The folio numbers, parcel sizes, and existing and proposed zoning designations are depicted in the table below, and the Property and rezoning boundary is shown graphically in **Figure 1** on the subsequent page.

Folio Number	Parcel Size (square feet)	Existing Zoning	Proposed Zoning
5142 1601 2370	57,105 sf	DH-2	Portion to DH-3 Portion to remain DH-2
5142 1601 0850	8,700 sf	DH-2	DH-3
5142 1601 0840	68,262 sf	DH-3	DH-3 (no change)

This request meets the criteria for granting the rezoning in the City of Hollywood Zoning and Land Development Regulations (“Code”) Section 5.3.K.2 as documented below.

Sincerely,



Julian Bobilev, AICP  
GREENSPOON MARDER LLP