



Resilient Environment Department
URBAN PLANNING DIVISION

1 N. University Drive, Box 102 · Plantation, FL 33324 · T: 954-357-6666 F: 954-357-6521 · Broward.org/Planning

Application Number 027-MP-85

Development and Environmental Review Online Application

Project Information			
Plat/Site Plan Name Federation Manor			
Plat/Site Number Parcels A and B		Plat Book - Page (if recorded) 127-34	
Owner/Applicant/Petitioner Name Federation Plaza Preservation, LP			
Address 3081 Taft Street		City Hollywood	State FL
		Zip 33021	
Phone 305-381-6060	Email idemello@shubinlawgroup.com		
Agent for Owner/Applicant/Petitioner Shubin Law Group P.A.		Contact Person Ian E. DeMello, Esq.	
Address 100 SE 2nd St, Suite 4020		City Miami	State FL
		Zip 33131	
Phone 305-381-6060	Email idemello@shubinlawgroup.com		
Folio(s) 514208170010; 514208170011			
Location <div style="display: flex; justify-content: space-between; align-items: center;"> North side of Taft Street at/between/and N 30th Road and/of N 31st Road </div> <div style="display: flex; justify-content: space-between; align-items: center; font-size: small; margin-top: 5px;"> <i>north side/corner north</i> <i>street name</i> <i>street name / side/corner</i> <i>street name</i> </div>			

Type of Application (this form required for all applications)

Please check all that apply (use attached **Instructions** for this form).

- Plat** (fill out/PRINT *Questionnaire Form, Plat Checklist*)
- Site Plan** (fill out/PRINT *Questionnaire Form, Site Plan Checklist*)
- Note Amendment** (fill out/PRINT *Questionnaire Form, Note Amendment Checklist*)
- Vacation** (fill out/PRINT *Vacation Continuation Form, Vacation Checklist, use Vacation Instructions*)
 - Vacating Plats, or any Portion Thereof** (BCCO 5-205)
 - Abandoning Streets, Alleyways, Roads or Other Places Used for Travel** (BCAC 27.29)
 - Releasing Public Easements and Private Platted Easements or Interests** (BCAC 27.30)
- Vacation** (*Notary Continuation Form Affidavit* required, fill out Business Notary if needed)

Application Status			
Has this project been previously submitted?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
This is a resubmittal of:	<input type="checkbox"/> Entire Project	<input type="checkbox"/> Portion of Project	<input checked="" type="checkbox"/> N/A
What was the project number assigned by the Urban Planning Division?	Project Number	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Project Name		<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Don't Know
Are the boundaries of the project exactly the same as the previously submitted project?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> Don't Know
Has the flexibility been allocated or is flexibility proposed to be allocated under the County Land Use Plan?	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/> Don't Know
If yes, consult Policy 13.01.10 of the Land Use Plan. A compatibility determination may be required.			

Replat Status	
Is this plat a replat of a plat approved and/or recorded after March 20, 1979?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Project Name of underlying approved and/or recorded plat	Project Number
Is the underlying plat all or partially residential?	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Don't Know
If YES, please answer the following questions.	
Number and type of units approved in the underlying plat.	
Number and type of units proposed to be deleted by this replat.	
Difference between the total number of units being deleted from the underlying plat and the number of units proposed in this replat.	

School Concurrency (Residential Plats, Replats and Site Plan Submissions)	
Does this application contain any residential units? (If "No," skip the remaining questions.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, is the type, number, or bedroom restriction of the residential units changing?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the application is a replat, are there any new or additional residential units being added to the replat's note restriction?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Is this application subject to an approved Declaration of Restrictive Covenants or Tri-Party Agreement entered into with the Broward County School Board?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
If the answer is "Yes" to any of the questions above	
RESIDENTIAL APPLICATIONS ONLY: Provide a receipt from the School Board documenting that a Public School Impact Application (PSIA) and fee have been accepted by the School Board for residential projects subject to school concurrency, exempt from school concurrency (exemptions include projects that generate less than one student, age restricted communities, and projects contained within Developments of Regional Impact), or subject to an approved Declaration of Restrictive Covenant or Tri-Party Agreement.	

Land Use and Zoning	
EXISTING	PROPOSED
Land Use Plan Designation(s) Medium-High Residential	Land Use Plan Designation(s) Medium-High Residential
Zoning District(s) RM-25 (Hollywood)	Zoning District(s) Planned Development District (Hollywood) Approved on February 21, 2024

Existing Land Use

A credit against impact fees may be given for the site's current or previous use. No credit will be granted for any demolition occurring more than three (3) years of Environmental Review of construction plans. To receive a credit, complete the following table. Note: If buildings have been demolished, which are not shown on the survey required with this application, attach an additional "as built" survey dated within three (3) years of this application. Other evidence may be accepted if it clearly documents the use, gross square footage and/or number and type of dwelling units, and date of demolition.

Are there any existing structures on the site? Yes No

Land Use	Gross Building sq. ft.* or Dwelling Units	Date Last Occupied	EXISTING STRUCTURE(S)		
			Remain the Same?	Change Use?	Has been or will be Demolished?
Senior Affordable Housing	124 UNITS		YES NO	YES NO	HAS WILL NO
Private hospital/senior medical center	20,500 sqft.	2017	YES NO	YES NO	HAS WILL NO
			YES NO	YES NO	HAS WILL NO

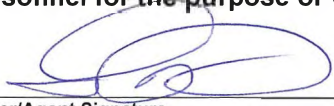
*Gross non-residential square footage includes permanent canopies and overhangs for gas stations, drive-thru facilities, and overhangs designed for outdoor tables at a restaurant. A building id defined by the definition in the Land Development Code.

Proposed Use

RESIDENTIAL USES		NON-RESIDENTIAL USES	
Land Use	Number of Units/Rooms	Land Use	Net Acreage or Gross Floor Area
		Educational	20,500 sqft.
		Commercial	10,500 sqft.

NOTARY PUBLIC: Owner/Agent Certification

This is to certify that I am the owner/agent of the property described in this application and that all information supplied herein is true and correct to the best of my knowledge. By signing this application, owner/agent specifically agrees to allow access to described property at reasonable times by County personnel for the purpose of verification of information provided by owner/agent.



Owner/Agent Signature

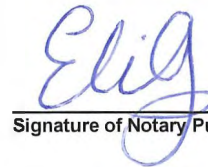
6/19/24
Date

NOTARY PUBLIC

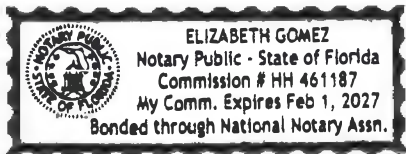
STATE OF FLORIDA
COUNTY OF ~~BROWARD~~ Miami-Dade

The foregoing instrument was acknowledged before me by means of physical presence | online notarization, this 19th day of June, 2024, who is personally known to me | has produced _____ as identification.

Elizabeth Gomez
Name of Notary Typed, Printed or Stamped



Signature of Notary Public – State of Florida



Notary Seal (or Title or Rank)

Serial Number (if applicable)

For Office Use Only

Application Type
Note Amendment

Application Date 10/15/2024	Acceptance Date 10/24/2024	Fee \$2090
Comments Due 11/25/2024	Report Due 12/03/2024	CC Meeting Date TBA

Adjacent City or Cities

- Plats
 Surveys
 Site Plans
 Landscaping Plans
 Lighting Plans
 City Letter
 Agreements

Other:

- Distribute To
- Full Review
 Planning Council
 School Board
 Land Use & Permitting
 Health Department
 Zoning Code Services (BMSD only)
 Administrative Review

Other:

Received By
Diego Munoz



VIA HAND-DELIVERY

January 23, 2025

Ms. Josie P. Sesodia, AICP, Director
Resilient Environment Department
Urban Planning Division
1 N. University Drive
Plantation, FL 33324

**Re: Lake Delray Investors LP and Federation Plaza - Application for Plat Note
Amendment (“Application”)
Amended Letter of Intent**

Dear Ms. Sesodia:

On behalf of Federation Plaza Preservation LP (“Applicant”), the owner of two abutting parcels located at approximately 3081 Taft Street consisting of a combined total of approximately 4.77 acres and commonly known as “Federation Plaza” (the “Property”), we submit the attached Application for a plat note amendment.

The original Plat, entitled Federation Manor, was recorded on June 17, 1986, in the Broward County Public Records (PB 127/34). The Property was approved for and developed with a residential high-rise tower consisting of 124 senior affordable apartments and approximately 20,500 sqft. of abutting commercial space that has historically been used as a senior activity center providing adult medical and educational services to the public.¹ The recorded plat note restrictions, however, only referenced the 124 residential units.

The senior activity center was closed in or around 2016 and the Applicant intends to renovate and lease the 20,500 sqft. portion of the existing structure to accommodate other commercial and/or educational uses, such as a private K-12 educational facility for approximately 150 students. To accommodate these uses, the Applicant applied for and received from the City of Hollywood a rezoning from RM-25 to Planned Development District (Ordinance No. 2024-03, attached as **Exhibit A**) and a parking site-plan to provide additional parking spaces (Resolution No. 2024-090, attached as **Exhibit B**). Based on the approved Master Plan, the permitted uses on

¹ The senior activity center, known as the Joseph Meyerhoff Senior Activity Center, contained meeting rooms; an art studio; a kitchen facility; a stage area; and a library and included the “Southeast Focal Point” (an area agency on aging); an Alzheimer’s Respite Care Center; a Senior Center serving hot meals, and other similar services that were open to the public and benefited the community at large.

the Property now expressly include residential, commercial, professional offices, medical offices, education and mixed uses. Copies of the approved Master Plan and Site Plan are included in the application materials. The rezoning and site plan approvals did not change the use of the residential tower, which will remain 124 affordable senior apartments pursuant to the existing plat note.

The Applicant proposes to amend the plat note to reference the existing 20,423 sqft. of proposed educational uses and commercial uses as follows:

From:

This Plat is restricted to 124 High Rise Units and Persons 62 years of age and older with a total family income of eighty percent (80%) or less of the median income for Broward County, according to the current standard metropolitan statistics of the United States Department of Housing and Urban Development.

To:

This Plat is restricted to 124 High Rise Units and Persons 62 years of age and older with a total family income of eighty percent (80%) or less of the median income for Broward County and up to 20,500 sqft. of educational use and 10,500 sqft. of commercial use.

Pursuant to the Broward County Planning Council Determination, attached as **Exhibit C**, replatting would not be required.

Thank you in advance for your consideration of this request. If you have any questions, please don't hesitate to contact me.

Sincerely,



Ian E. DeMello, Esq.
For the firm

Exhibit “A”

ORDINANCE NO. 0-2024-03

(23-JPWZ-58)
(23-PZ-58)

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 10-ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 4.15.E.1 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3081 TAFT STREET FROM HIGH MULTIPLE FAMILY DISTRICT (RM-25) TO PLANNED DEVELOPMENT (PD); APPROVING THE PLANNED DEVELOPMENT MASTER PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "FEDERATION PLAZA MASTER DEVELOPMENT PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

WHEREAS, the Zoning and Land Development Regulations provide that an application for a change of zoning may be filed; and

WHEREAS, an application (23-PZ-58) was filed with the Planning Division, including a request for a change of zoning designation from High Multiple Family District ("RM-25") to Planned Development ("PD") for property generally located at 3081 Taft Street as more particularly described in the attached Exhibit "A" ("Subject Property"); and

WHEREAS, the Applicant is proposing to rezone the property as a mixed-use site consisting of 124 senior affordable residential units, an approximate 20,423 square foot building for commercial and institutional uses, and an increase of on-site parking from 128 to 155 spaces; and

WHEREAS, the PD ordinance requires a minimum size of 10 acres for a PD, which may be waived by the City Commission upon the recommendation of the Planning and Development Board; and

WHEREAS, the Subject Property has a current City zoning designation of RM-25 and an existing Land Use Designation of Medium-High Residential; and

WHEREAS, the Subject Property is adjacent to an IM-1-zoned industrial parcel and one RS-2-zoned parcel to the north, a C-5 High intensity-zoned parcel to the east, an RS-6-zoned parcel to the west, and a GU-zoned parcel and an IM-1 zoned parcel to the south; and

WHEREAS, the Manager of the Planning and Urban Design Division, staff, and the Planning and Development Board have determined that the proposed change of

zoning district from RM-25 to PD; the waiver of the 10-acre minimum acreage from 10 acres to 4.86 acres; the Master Development Plan with the condition that the Master Development Plan permits a maximum height of 65 feet or six stories; and the Site Plan are consistent with the Zoning and Land Development Regulations, are each consistent with the City's Comprehensive Plan and the City-Wide Master Plan, and therefore recommend approval; and

WHEREAS, on December 12, 2023, the Planning and Development Board met and reviewed the request to change of zoning designation from RM-25 to PD, the request for waiver of the 10-acre minimum acreage requirement from 10 acres to 4.86 acres, the proposed Master Development Plan with the condition that the Master Development Plan permits a maximum height of 65 feet or six stories, and the Site Plan and have forwarded a unanimous recommendation of approval to the City Commission; and

WHEREAS, the City Commission finds that waiving the 10-acre minimum acreage requirement for a PD, the rezoning request to PD along with the approval of the Master Development Plan with the condition that the Master Development Plan permits a maximum height of 65 feet or six stories, and the Site Plan are consistent with the Zoning and Land Development Regulations, are consistent with the City's Comprehensive Plan, and are in the City's best interest.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Ordinance.

Section 2: That competent substantial evidence has been presented that the requested rezoning request from RM-25 to PD is consistent with the Zoning and Land Development Regulations, is consistent with the City of Hollywood's Comprehensive Plan, and there is no legitimate public purpose in maintaining the existing zoning.

Section 3: That the minimum acreage requirement of 10 acres for a PD is waived, thus reducing the minimum acreage from 10-acres to 4.86 acres for the Subject Property.

Section 4: That the Subject Property as more particularly described in Exhibit "A" is rezoned from the zoning designation of RM-25 to PD.

Section 5: That the Federation Plaza Master Development Plan and Site Plan as more specifically described in the attached Exhibit "B" is approved.

Section 6: That the Official Zoning Map of the City of Hollywood is amended to incorporate the above-described change in zoning designation for the Subject Property.

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 10-ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 4.15.E.1 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3081 TAFT STREET FROM HIGH MULTIPLE FAMILY DISTRICT (RM-25) TO PLANNED DEVELOPMENT (PD); APPROVING THE PLANNED DEVELOPMENT MASTER PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "FEDERATION PLAZA MASTER DEVELOPMENT PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION.

Section 8: That 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 9: That this Ordinance shall be in full force and effect immediately upon its passage and adoption.

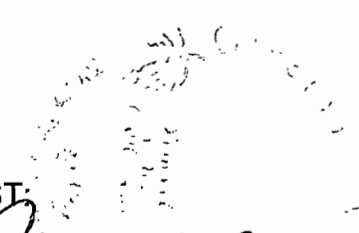

Advertised March 4, 2024

PASSED on first reading this 21 day of February, 2024

PASSED AND ADOPTED on second reading this 20 day of March, 2024.

RENDERED this 28 day of March, 2024

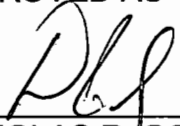
ATTEST:



PATRICIA A. CERNY, MMC
CITY CLERK



JOSH LEVY, MAYOR

APPROVED AS TO FORM




DOUGLAS R. GONZALES 
CITY ATTORNEY

EXHIBIT A

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED SY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 5, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA

PARCEL B:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEROF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A";
THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A", 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59,17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29,89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54,03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 49 MINUTES 34 SECONDS WEST, 75,29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46,52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18,00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 54,25 FEET; THENCE NORTH 88 DEGREES 15

MINUTES 53 SECONDS EAST, 5.50 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL A; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

FEDERATION PLAZA

CITY OF HOLLYWOOD, FLORIDA

(FOLIO # 514208170010 ,514208170011)

LEGAL DESCRIPTION

PARCEL A:

ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:

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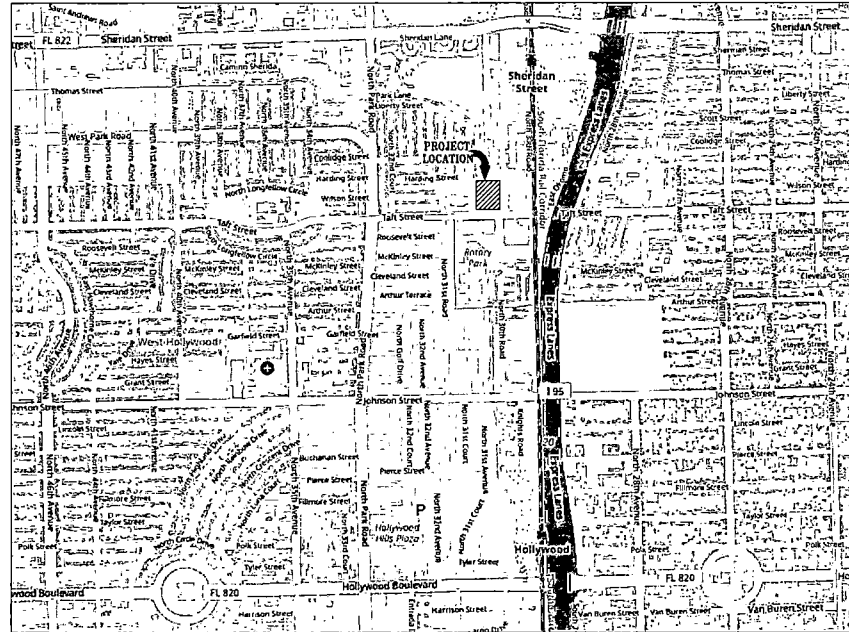
EXCEPTING THEREFROM FROM THE ABOVE MENTIONED PREMISES SO MUCH WAS CONVEYED BY SPECIAL WARRANTY DEED MADE BY FEDERATION PLAZA LP TO LAKE DELRAY INVESTORS LP DATED AS OF OCTOBER 3, 2017 AND RECORDED OCTOBER 6, 2017 AS INSTRUMENT NO. 114645313 IN THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

PARCEL B:

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PD MASTER DEVELOPMENT PLAN

CE0	COVER PAGE
S1	BOUNDARY SURVEY
MP1-MP2	MASTER PLAN
A1-A3	EXISTING BUILDING ELEVATIONS
TD1	TREE DISPOSITION PLAN

PROJECT SPONSOR:
RELATED AFFORDABLE

30 HUDSON YARDS
NEW YORK, NY 10001
Ph: 212-801-1067

ARCHITECT:
TSENG CONSULTING GROUP, INC.

21 NE 166TH ST.
NORTH MIAMI, FL 33162
Ph: 305-945-4474

CIVIL ENGINEER:
SHAH DROTOS & ASSOCIATES

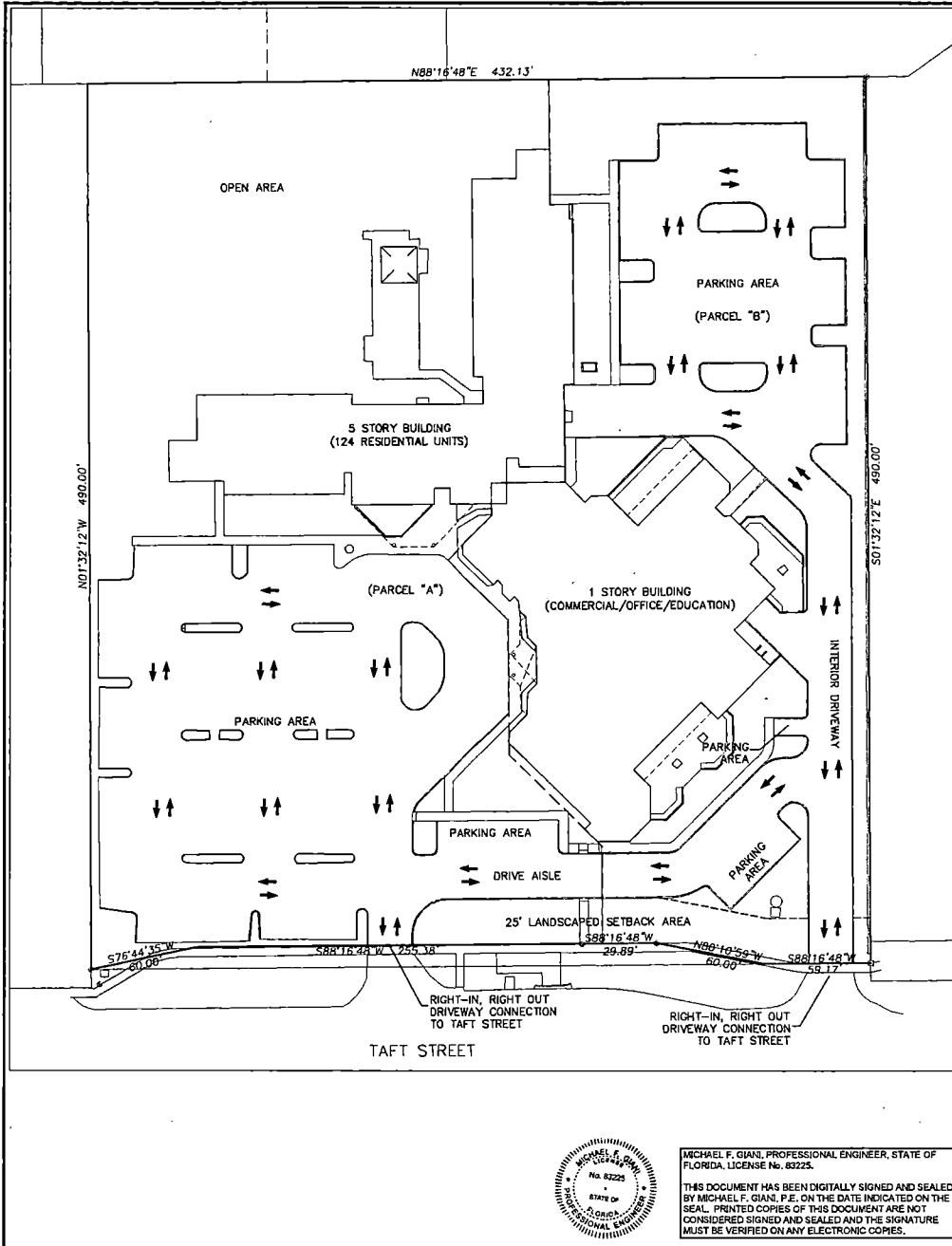
3410 NORTH ANDREWS AVENUE EXTENSION
POMPANO BEACH, FL 33064
Ph: 954-943-9433

SURVEYOR :
ECS LAND SURVEYORS, INC.

3460 FAIRLANE FARMS ROAD, SUITE 6
WELLINGTON, FL 33414
Ph: 561-314-0769

LANDSCAPE ARCHITECT:
JAMES SANTIAGO, INC.

612 N.E. 14TH AVENUE, UNIT A
FORT LAUDERDALE, FL 33304
Ph: 305-791-3156



LEGAL DESCRIPTION

PARCEL A:
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ALL THAT CERTAIN PLOT, PIECE OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE COUNTY OF BROWARD, CITY OF HOLLYWOOD, STATE OF FLORIDA, BOUNDED AND DESCRIBED AS FOLLOWS:
A PORTION OF PARCEL A, FEDERATION MANOR, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127, PAGE 34 OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL "A"; THENCE SOUTH 01 DEGREE 32 MINUTES 12 SECONDS EAST ALONG THE EAST LINE OF SAID PARCEL "A" 490.00 FEET TO A POINT ON THE NORTH LINE OF VARIABLE WIDTH ROAD EASEMENT AND NON-VEHICULAR ACCESS LINE ACCORDING TO SAID PLAT; THENCE ALONG SAID NORTH LINE THE FOLLOWING THREE COURSES, THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 59.17 FEET; THENCE NORTH 80 DEGREES 10 MINUTES 59 SECONDS WEST, 60.00 FEET; THENCE SOUTH 88 DEGREES 16 MINUTES 48 SECONDS WEST, 29.89 FEET; THENCE DEPARTING SAID NORTH LINE, NORTH 01 DEGREE 43 MINUTES 12 SECONDS WEST, 54.03 FEET; THENCE NORTH 46 DEGREES 44 MINUTES 07 SECONDS WEST, 71.85 FEET; THENCE NORTH 01 DEGREE 40 MINUTES 34 SECONDS WEST, 75.29 FEET; THENCE NORTH 46 DEGREES 51 MINUTES 56 SECONDS WEST, 46.52 FEET; THENCE NORTH 43 DEGREES 15 MINUTES 53 SECONDS EAST, 34.79 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 18.00 FEET; THENCE NORTH 88 DEGREES 15 MINUTES 53 SECONDS EAST, 40.68 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 99.35 FEET; THENCE SOUTH 88 DEGREES 15 MINUTES 53 SECONDS WEST, 12.35 FEET; THENCE NORTH 01 DEGREE 44 MINUTES 07 SECONDS WEST, 68.86 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL "A"; THENCE NORTH 88 DEGREES 16 MINUTES 48 SECONDS EAST ALONG SAID NORTH LINE, 174.99 FEET TO THE POINT OF BEGINNING.

PROPOSED USES FOR PD ZONING

ANY OF THE FOLLOWING PROPOSED USES:

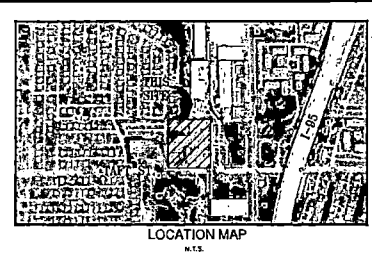
MULTIFAMILY RESIDENTIAL

COMMERCIAL - ANY ACTIVITY WHERE THERE IS AN EXCHANGE OF GOODS OR SERVICES FOR MONETARY GAIN, SUCH ACTIVITIES INCLUDE BUT ARE NOT LIMITED TO RETAIL SALES, OFFICES, EAST & DRINKING FACILITIES, THEATERS AND SIMILAR USES.

PROFESSIONAL OFFICES - OFFICES WHICH ARE UTILIZED BY PERSONS IN A PROFESSION OR OCCUPATION REQUIRING SPECIAL, USUALLY ADVANCED, EDUCATION OR SKILL AND NOT INVOLVING EITHER SALE OR REPAIR OF A PRODUCT OR MERCHANDISE OR THE PROVIDING OF ANY PERSONAL SERVICES ON THE PREMISES. PROFESSIONAL OFFICES INCLUDE, BUT ARE NOT LIMITED TO MEDICAL OFFICE, LAW, ACCOUNTING, REAL ESTATE, INSURANCE, ARCHITECTURE, ENGINEERING, STENOGRAPHY, BANKING AND FINANCIAL, AND PRIVATE INVESTIGATOR (EXCLUDING BAIL BONDS).

MEDICAL OFFICE - A TYPE OF PROFESSIONAL OFFICE PROVIDING SERVICES TO THE PUBLIC BY PHYSICIANS, DENTISTS, SURGEONS, CHIROPRACTORS, PHARMACISTS, OSTEOPATHS, PHYSIC THERAPISTS, NURSES, ACUPUNCTURISTS, PODIATRISTS, OPTOMETRISTS, PSYCHIATRISTS, OR OTHERS WHO ARE DULY LICENSED TO PRACTICE THEIR PROFESSIONS IN THE STATE OF FLORIDA, AS WELL AS OTHERS, INCLUDING BUT NOT LIMITED TO TECHNICIANS AND ASSISTANTS, WHO ARE ACTING UNDER THE SUPERVISION AND CONTROL OF A LICENSED HEALTH CARE PRACTITIONER. RETAIL PHARMACIES STAFFED BY PHARMACISTS THAT SELL PRESCRIPTION DRUGS, NON-PRESCRIPTION DRUGS OR BOTH AND OTHER RETAIL GOODS FOR SALE TO THE PUBLIC, ARE NOT MEDICAL OFFICES. HOSPITALS AND OFFICES FOR SOCIAL WORKERS AND MENTAL HEALTH COUNSELORS ARE NOT MEDICAL OFFICES. "PAIN MANAGEMENT CLINICS" AND "SUBSTANCE ABUSE AND REHABILITATION CENTERS," AS DEFINED HEREIN, ARE MEDICAL OFFICES.

EDUCATION - EDUCATIONAL FACILITIES (PK-12) AND ADULT EDUCATION.



SITE DATA

CURRENT LAND USE DESIGNATION:	H-RES / GUS
PROPOSED LAND USE DESIGNATION:	H-RES / GUS
CURRENT ZONING:	RM-25
PROPOSED ZONING:	PD
BUILDING HEIGHT:	50 FT.
TOTAL PARKING:	155 SPACES
EXISTING DENSITY:	23.99 DU/JAC. (MEASURED FROM C/L OF TAFT ST.)
PERMITTED DENSITY:	25 DU/JAC. (MEASURED FROM C/L OF TAFT ST.)
INTENSITY (A.R.):	
EXISTING BUILDINGS:	= 0.52 (109,973 SQFT.)
RESIDENTIAL (124 EXISTING UNITS)	= 89,550 SQFT.
COMMERCIAL/OFFICE/EDUCATION	= 20,423 SQFT. (18.6% OF FLOOR AREA)
PROPOSED USES:	
COMMERCIAL, OFFICE, OR EDUCATION	= 3.0 MAX.*
*PER CITY OF HOLLYWOOD COMPREHENSIVE PLAN, SUBJECT TO APPLICABLE LIMITATIONS.	

	SQ. FT.	ACRES	PERCENTAGE
Total Boundary Area:	211,702	4.86	100.00
Building Footprint:	38,333	0.88	18.11
Paved Area:	69,737	2.06	42.38
Open Area:	83,632	1.92	39.51

REVISIONS

DATE	BY	DESCRIPTION

SDA CONSULTING ENGINEERS
ENGINEERING & SURVEYING & PLANNING
ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6456
3410 N. Andrews Avenue, Ft. Lauderdale, FL 33304
TEL: 954-447-9433 FAX: 954-763-4764

FEDERATION PLAZA
CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
PD MASTER DEVELOPMENT PLAN

SCALE: 1"=30'

FOR THE FIRM, BY:
MICHAEL F. GIANI, P.E.
FLA. P.E. No. 83225

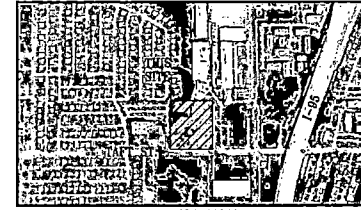
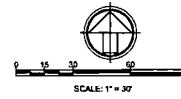
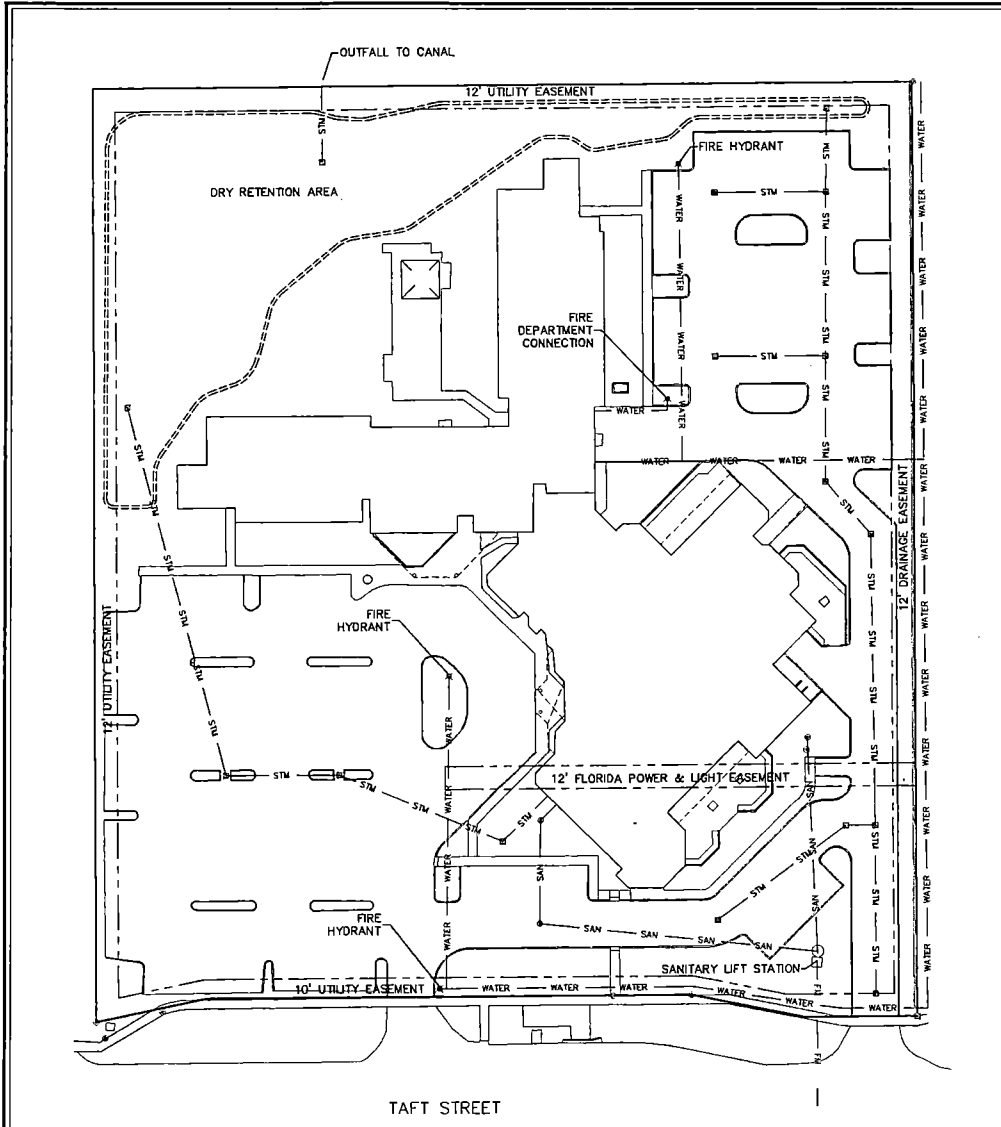
DATE: MAY, 2023

JOB NO.: 1301

SHEET: MP1

MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 83225.

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LOCATION MAP
N.T.S.

UTILITIES LEGEND	
— SAN —	SANITARY SEWER
— STM —	SANITARY SEWER
— WATER —	WATER MAIN

DATE	BY	DESCRIPTION

SDA CONSULTING ENGINEERS
 ENGINEERING & SURVEYING & PLANNING
 ENGINEERING AUTH. NO. 5634 SURVEYING LIC. NO. LB-6436
 3410 N. Andrews Avenue, Ft. Lauderdale, FL 33304
 PH: 954-942-9433 • FAX: 954-785-4734

DRAWN BY: MFG
 CHECKED BY: J.F.D.
 DESIGNED BY: J.F.D.

SCALE: 1"=30'

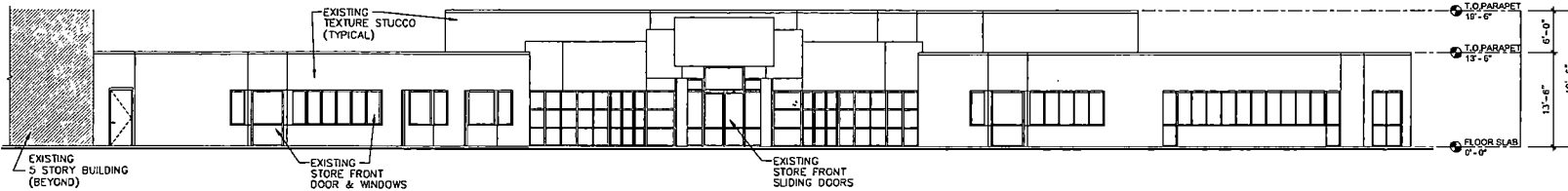
FEDERATION PLAZA
 CITY OF HOLLYWOOD, BROWARD COUNTY, FLORIDA
 PD MASTER DEVELOPMENT PLAN

SEAL
 FOR THE FIRM,
 BY:

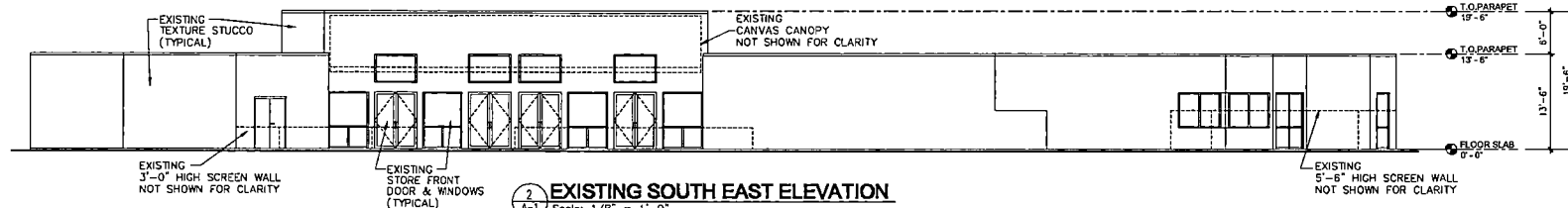
MICHAEL F. GIANI, PROFESSIONAL ENGINEER, STATE OF FLORIDA, LICENSE No. 65225.
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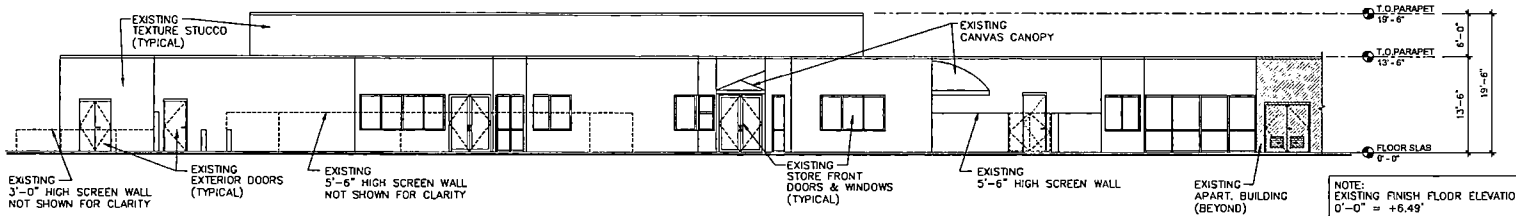
DATE: MAY, 2023
 JOB NO: 1301
 SHEET: MP2



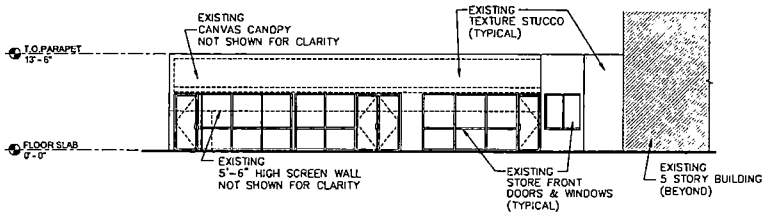
1 EXISTING WEST ELEVATION
Scale: 1/8" = 1'-0"



2 EXISTING SOUTH EAST ELEVATION
Scale: 1/8" = 1'-0"

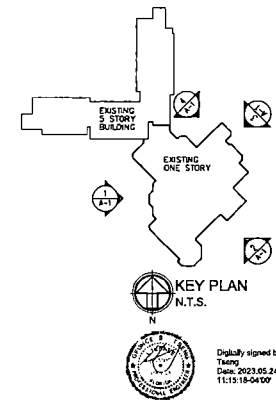


3 EXISTING NORTH EAST ELEVATION
Scale: 1/8" = 1'-0"



4 EXISTING NORTH WEST ELEVATION
Scale: 1/8" = 1'-0"

GENERAL NOTE:
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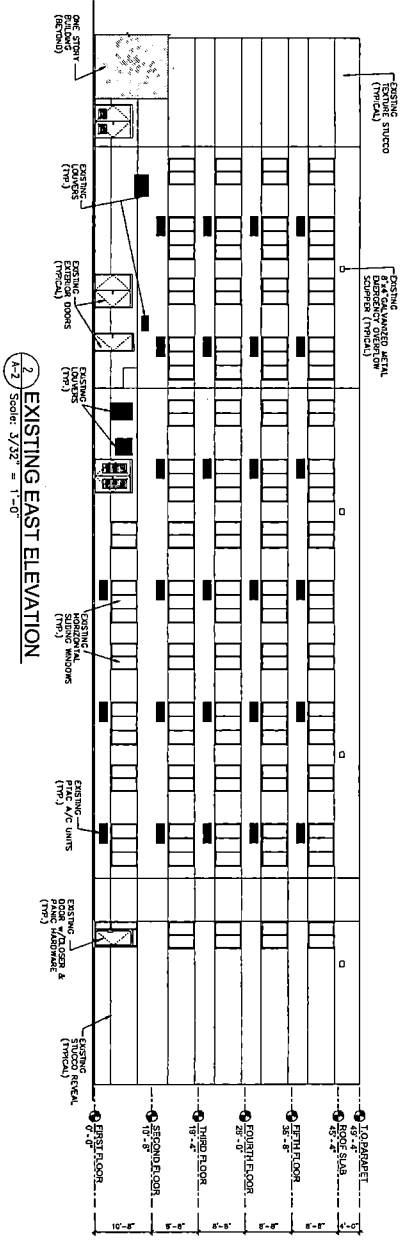
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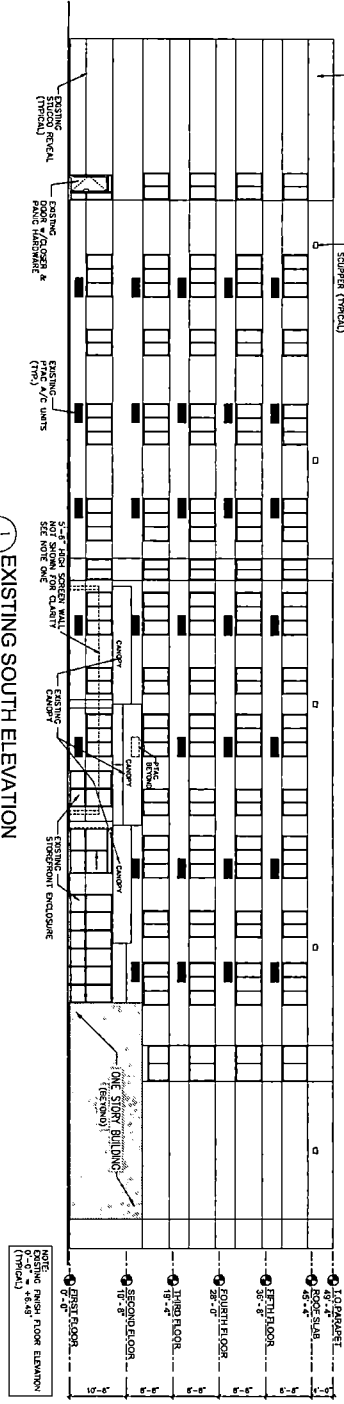
TSENG CONSULTING GROUP, INC.
ARCHITECTURE • ENGINEERING • PLANNING
21 N.E. 166th STREET, MIAMI, FLORIDA 33162
TEL: (305) 945-4474 FAX: (305) 945-1613
AR-0003168 EB-0006522 IP-0001088

EXISTING FEDERATION PLAZA BUILDINGS
3081 WFT ST, HOLLYWOOD, FLORIDA 33021
PROJECT: FEDERATION PLAZA PRESERVATION, L.P.
OWNER: FEDERATION PLAZA PRESERVATION, LLC
C/O RELATED AFFORDABLE, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001 (212) 401-1087

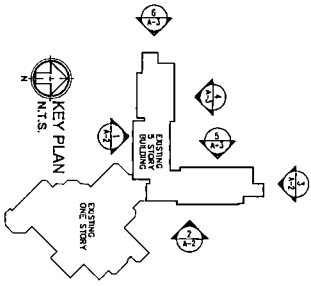
DATE: 5-24-2023
SHEET: A-1



2 EXISTING EAST ELEVATION
Scale: 3/32" = 1'-0"



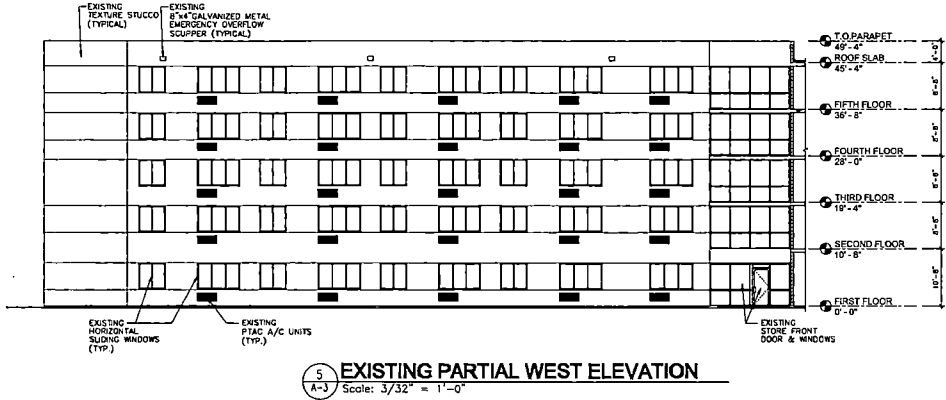
1 EXISTING SOUTH ELEVATION
Scale: 3/32" = 1'-0"



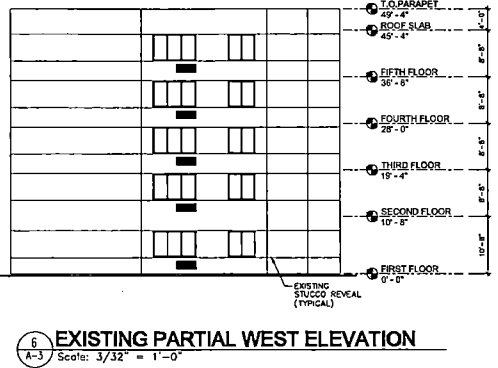
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<p>REVISIONS:</p>	<p>TSENG CONSULTING GROUP, INC. ARCHITECTURE • ENGINEERING • PLANNING 21 N.E. 166th STREET, MIAMI, FLORIDA 33162 TEL: (305) 945-4474 FAX: (305) 945-1813 AA-0003166 • EB-0006522 • IB-0001098</p>	<p>EXISTING PROJECT: FEDERATION PLAZA BUILDINGS 3081 TAFT ST., HOLLYWOOD FLORIDA 33021 OWNER: FEDERATION PLAZA PRESERVATION, L.P. c/o RELATED AFFORDABLE, LLC 30 HUDSON YARDS, 72ND FLOOR NEW YORK, NY 10001 (212) 801-1067</p>	<p>EXISTING 5 STORY BUILDING ELEVATION DATE: 08/23/2023 SHEET: A-2</p>
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5 EXISTING PARTIAL WEST ELEVATION
Scale: 3/32" = 1'-0"



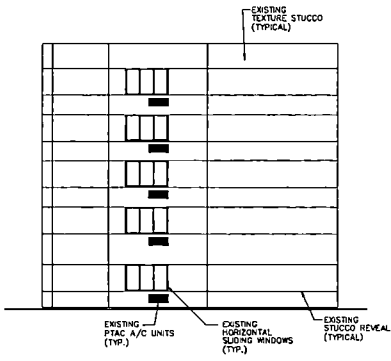
6 EXISTING PARTIAL WEST ELEVATION
Scale: 3/32" = 1'-0"

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ONLY. ACTUAL EXISTING CONDITIONS & DIMENSIONS MAY VARY
SLIGHTLY AND SHOULD BE FIELD VERIFIED BEFORE STARTING NEW
WORK (TYPICAL)

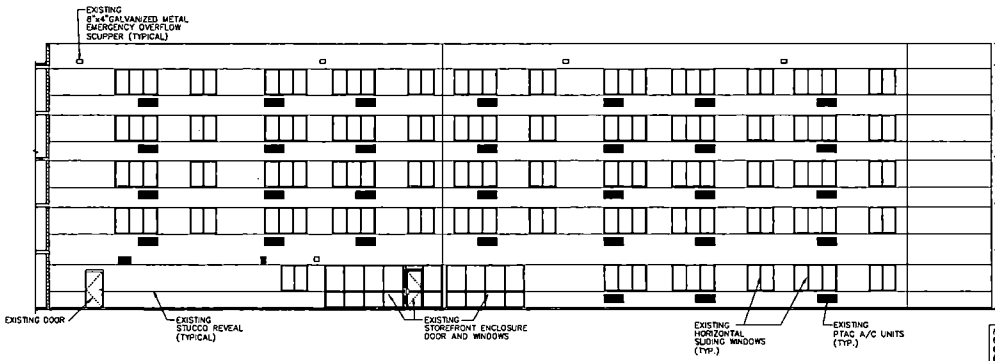
REVISIONS:

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ARCHITECTURE - ENGINEERING - PLANNING
21 N.E. 166th STREET, MIAMI, FLORIDA 33162
TEL: (305) 945-4474 FAX: (305) 945-1613
AA-0003186 - BB-0006522 - IB-0001096

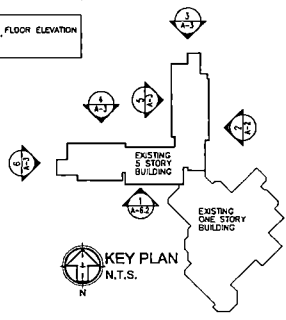


3 EXISTING PARTIAL NORTH ELEVATION
Scale: 3/32" = 1'-0"



4 EXISTING PARTIAL NORTH ELEVATION
Scale: 3/32" = 1'-0"

NOTE:
EXISTING FINISH FLOOR ELEVATION
0'-0" = +6.49'
(TYPICAL)



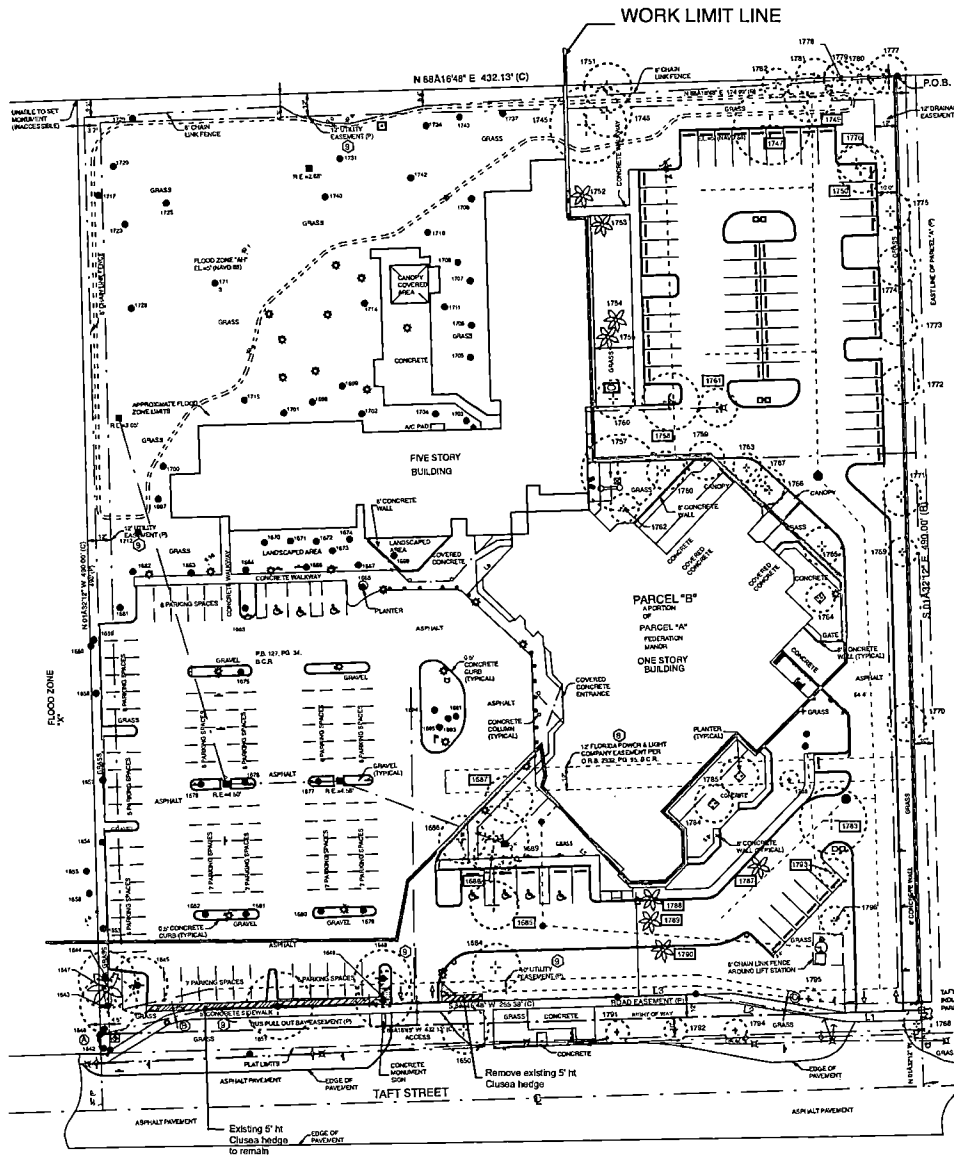
KEY PLAN
N.T.S.

EXISTING
PROJECT: FEDERATION PLAZA BUILDINGS
3081 TAFT ST., HOLLYWOOD, FLORIDA 33021
OWNER: FEDERATION PLAZA PRESERVATION, L.P.
c/o RELATED AFFORDABLE, LLC
30 HUDSON YARDS, 72ND FLOOR
NEW YORK, NY 10001 (212) 601-1067

DATE: 05-24-2023
SHEET: 10/20

EXISTING 5 STORY BUILDING EXTERIOR ELEVATIONS

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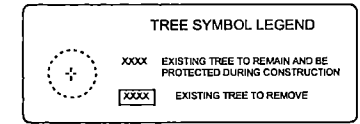


TREE TABLE

Disposition	Tree Number	Tree Type	DBH	Height	Total Hours
Remove	1213	PAK	24"	30'	15
Remove	1214	PAK	24"	30'	15
Remove	1215	PAK	24"	30'	15
Remove	1216	PAK	24"	30'	15
Remove	1217	PAK	24"	30'	15
Remove	1218	PAK	24"	30'	15
Remove	1219	PAK	24"	30'	15
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Remove	1378	PAK	24"	30'	15
Remove	1379	PAK	24"	30'	15
Remove	1380	PAK	24"	30'	15
Remove	1381	PAK	24"	30'	15
Remove	1382	PAK	24"	30'	15
Remove	1383	PAK	24"	30'	15
Remove	1384	PAK	24"	30'	15
Remove	1385	PAK	24"	30'	15
Remove	1386	PAK	24"	30'	15
Remove	1387	PAK	24"	30'	15
Remove	1388	PAK	24"	30'	15
Remove	1389	PAK	24"	30'	15
Remove	1390	PAK	24"	30'	15
Remove	1391	PAK	24"	30'	15
Remove	1392	PAK	24"	30'	15
Remove	1393	PAK	24"	30'	15
Remove	1394	PAK	24"	30'	15
Remove	1395	PAK	24"	30'	15
Remove	1396	PAK	24"	30'	15
Remove	1397	PAK	24"	30'	15
Remove	1398	PAK	24"	30'	15
Remove	1399	PAK	24"	30'	15
Remove	1400	PAK	24"	30'	15

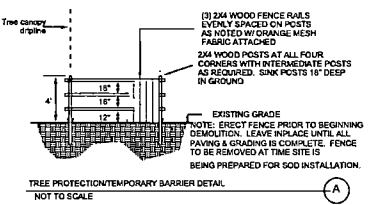
Mitigation Calculations

1. TOTAL DBH TO REMOVE = 165' PLUS (4) PALMS
 2. TO BE MITIGATED AS FOLLOWS:
 (165' DBH.) = 83 TREES MINUS 64 trees, (32 new trees and 11 palms oversized to equal 2 trees).
 83-69 trees = 14 trees to be mitigated by payment at (\$50.00) each
 TOTAL OF ALL MITIGATION REQUIRED TO BE PAID INTO TREE FUND \$4,900.00



CLEANUP NOTE

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REMOVAL OF ALL EXISTING EXOTIC LANDSCAPE MATERIAL AND ROOTS WITHIN THE SCOPE AREA.
 ROOT BARRIER WILL BE PLACED ALONG ANY PAVEMENT WITHIN 5' OF ANY NEWLY SUPPLIED OR TRANSPLANTED TREE. (SEE PALM, SEE SHEET 1/2 FOR SPECIFICATIONS).



48 HOURS BEFORE YOU DIG CALL 811
 1-800-432-4770
 IT'S THE LAW IN FLORIDA

NO.	DATE	REVISION	BY

PROJECT 213540
 SCALE 4-9-23
 DRAWN JS
 CHECKED JS

james santiago
 landscape architecture and design
 612 NE 14th Ave. Unit A, Fort Lauderdale, FL 33304
 Tel. 954-560-1695
 Email: Jsantiego@aol.com

Tree Disposition Plan

Federation Plaza
 Parking Lot Expansion
 1381 Taft Street Hollywood, FL

SHEET TD-1 of 1

LEGAL AD
CITY OF HOLLYWOOD

NOTICE IS HEREBY GIVEN in accordance with Section 166.041 Florida Statutes that the City Commission of the City of Hollywood, Florida, at a Regular City Commission Meeting, on Wednesday, March 20, 2024, in the City Commission Chambers, Room 219, 2600 Hollywood Blvd, Hollywood, Florida, proposes to consider on second and final reading the following proposed ordinance(s):

Proposed Ordinance - PO-2024-02 beginning at: 1:15 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, WAIVING THE 10-ACRE MINIMUM ACREAGE REQUIREMENT FOR A PLANNED DEVELOPMENT DISTRICT PURSUANT TO SECTION 4.15.E.1 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS; CHANGING THE ZONING DESIGNATION OF THE PROPERTY GENERALLY LOCATED AT 3081 TAFT STREET FROM HIGH MULTIPLE FAMILY DISTRICT (RM-25) TO PLANNED DEVELOPMENT (PD); APPROVING THE PLANNED DEVELOPMENT MASTER PLAN FOR THE SUBJECT PROPERTY (HEREINAFTER KNOWN AS "FEDERATION PLAZA MASTER DEVELOPMENT PLAN"); AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION. (23-JPWZ-58)

Proposed Ordinance - PO-2023-13 beginning at: 5:00 PM, or as soon thereafter as same can be heard:

AN ORDINANCE OF THE CITY OF HOLLYWOOD, FLORIDA, AMENDING SECTION 7.4 OF THE ZONING AND LAND DEVELOPMENT REGULATIONS TO UPDATE PROVISIONS OF THE "PARKING PAYMENT IN LIEU OF PROVIDING PARKING" PROGRAM. (23-T-18)

The proposed ordinance(s) may be inspected by the public in the Office of the City Clerk, Room 221, 2600 Hollywood Blvd, Hollywood, Florida, between the hours of 7:00 AM and 5:45 PM on any regular working day. Interested parties may appear at the aforesaid time and place and be heard with respect to the proposed ordinance(s).

NOTE: Any person who decides to appeal any decision made by the City Commission with respect to any matter considered at this meeting will need a record of the proceedings, and it will be their responsibility to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Please call 954-921-3211 for any questions regarding the above matter.

Persons with disabilities who require reasonable accommodation to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: cip@hollywoodfl.org. For the hearing and speech impaired at 800-955-8771 (V-TDD).

Dated this 4th day of March, 2024.

Patricia A. Cerny, MMC
City Clerk
Hollywood, FL

Instructions:

THE SUN SENTINEL/LEGAL AD – Public Meeting/Public Hearing Notice

PUBLISH: Monday, March 4, 2024

FURNISH PROOF OF PUBLICATION

h:\cityclk\ads\legalad\PO-2023-13,PO-2024-02

Exhibit “B”

RESOLUTION NO. R-2024-090

(23-JPWZ-58)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, APPROVING A SITE PLAN FOR THE EXPANSION OF AN EXISTING SURFACE PARKING LOT WITHIN THE FEDERATION PLAZA MASTER DEVELOPMENT PLAN TO ACCOMMODATE A FUTURE MIXED-USE DEVELOPMENT, LOCATED AT 3081 TAFT STREET, HOLLYWOOD, FLORIDA (FEDERATION PLAZA).

WHEREAS, Federation Plaza LP and Federation Plaza Preservation LP ("Applicant") applied for a change in zoning designation from High Density Multiple Family District ("RM-25") to Planned Development ("PD") ("Rezoning"), approval of the Federation Plaza Master Development Plan ("Master Development Plan"), and a waiver of the minimum PD acreage requirements ("Waiver"); and

WHEREAS, the City's Zoning and Land Development Regulations require that at the time of application for a rezoning to Planned Development, which includes the Master Development Plan, the applicant shall also submit a Site Plan; and

WHEREAS, Applicant applied for Site Plan approval for an existing development project known as "Federation Plaza", primarily consisting of a revised parking site plan with 27 additional parking spaces and no changes to the existing buildings located at 3081 Taft Street and as more particularly described in the attached Exhibit "A"; and

WHEREAS, the City's Zoning and Land Development Regulations require that all development projects located in a PD must receive approval from the City Commission prior to the issuance of any building permits for Modifications, Design, and Site Plan; and

WHEREAS, the Planning and Development Board ("Board") is charged with, among other things, responsibility for considering requests for Modification, Variances, Design Review, and Site Plan approval, and forwarding its recommendations to the City Commission; and

WHEREAS, in accordance with Article 6 of the Zoning and Land Development Regulations, the Technical Advisory Committee reviewed the Applicant's request for Design, Site Plan and recommended that the Board forward a recommendation of approval for the Design, Site Plan, attached as Exhibit "B", to the City Commission; and

WHEREAS, on December 12, 2023, the Board met and held an advertised public hearing to consider the Applicant's requests and forwarded a unanimous recommendation of approval to the City Commission if Waiver, Rezoning, and Master Development Plan are granted; and

WHEREAS, the City Commission reviewed the proposed Site Plan in accordance with the review standards set forth in Article 6 of the City's Zoning and Land Development Regulations along with the Technical Advisory Committee and the Board recommendations and determined that the Site Plan should be approved as set forth herein.

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

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing from all parties and speakers, the Board's recommendation, and consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the City Commission finds that the necessary review standards have been met, and the Site Plan attached as Exhibit "B" is approved.

Section 3: That the Applicant shall have up to 24 months from the date of Site Plan approval to apply for all necessary building permits required to proceed with construction, and failure to submit an application within the required time period shall render all approvals null and void.

Section 4: That this Resolution shall be in full force and effect immediately upon its passage and adoption.

PASSED AND ADOPTED this 20 day of MARCH, 2024.

ATTEST:


PATRICIA A. GERNY, MMC
CITY CLERK


JOSH LEVY, MAYOR

APPROVED AS TO FORM:


DOUGLAS R. GONZALES
CITY ATTORNEY

Exhibit “C”



October 26, 2023

Ian E. DeMello, Esquire
Shubin & Bass, P.A.
150 West Flagler Street, Suite 1420
Miami, Florida 33130

Via Email Only

Dear Mr. DeMello:

Re: Platting requirements for a parcel legally described as Parcel A, "Federation Manor," according to the Plat thereof, as recorded in Plat Book 127, Page 34, of the Public Records of Broward County, Florida. This parcel is generally located on the north side of Taft Street, between North 30 Road and North 31 Road, in the City of Hollywood.

This letter is in response to your request regarding the Broward County Land Use Plan's platting requirements for a proposed non-residential 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). Policy 2.13.1 would not require replatting of parcels included in plats approved by the Broward County Commission and recorded after June 4, 1953. Information from the Broward County Records, Taxes and Treasury Division indicates that the above referenced plat was recorded on June 17, 1986. Land platted after June 4, 1953 may be divided by metes and bounds and developed in accordance with local regulations and the effective land use plan, unless local regulations are more restrictive and would require platting. The City of Hollywood's platting requirements should be investigated.

According to Article 4.5(A)(2) of the *Administrative Rules Document: BrowardNext*, compliance with the Broward County Trafficways Plan is required for all proposed development, but parcels that have been platted subsequent to June 4, 1953, are excepted and are subject to BCLUP Policy 2.17.6, which states:

In order to protect the transportation corridors identified on the Broward County Trafficways Plan, local governments shall require that development is set back from identified rights-of-way when issuing development orders while providing an administrative relief process to ensure such set back does not deny all beneficial use of the property proposed for development.

It is recommended that you contact Broward County's Urban Planning Division at 954-357-6666, to inquire about whether additional County review, such as a plat note modification, may be required.

Ian E. DeMello
October 26, 2023
Page Two

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, Jr., CPPT, City Manager
City of Hollywood

Andria Wingett, Director, Development Services
City of Hollywood

