

ATTACHMENT A
Application Package



GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of 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):

- | | | |
|--|---|---|
| ☐ Technical Advisory Committee | ☐ Art in Public Places Committee | ☐ Variance |
| ☒ Planning and Development Board | ☐ Historic Preservation Board | ☐ Special Exception |
| ☒ City Commission | ☐ Administrative Approval | ☐ 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: Rezoning 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: n/a #Rooms
Proposed Non-Residential Uses	n/a S.F.)
Open Space (% and SQ.FT.)	Required %: n/a (Area: n/a S.F.)
Parking (# of spaces)	PARK. SPACES: (# n/a)
Height (# of stories)	(# STORIES) n/a (FT.)
Gross Floor Area (SQ. FT)	Gross Area (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@dhmswarehouse.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. 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: _____

Signed by:
Hen Vaknin
012E183F25864DB

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

Danielle Hamilton
Notary Public

State of Florida

My Commission Expires: March 15, 2029



Judy C. Fink and Stephen W. Fink
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 _____



**DEVELOPMENT SERVICES
PLANNING DIVISION**

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

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Phased Project: Yes ☐ No ☒ Number of Phases:

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

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Signature of Current Owner: _____

Date: 8/19/25

PRINT NAME: Ingrid Evans (TAS Associates LLP)

Date: _____

Signature of Consultant/Representative: _____

Signed by:
Hen Vaknin
012E183F25864DB...

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

Danielle Hamilton
Notary Public

State of Florida

My Commission Expires: 3/15/29



Ingrid Evans
Signature of Current Owner

Ingrid Evans

Print Name

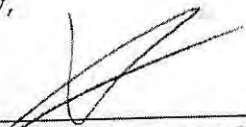
(Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

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

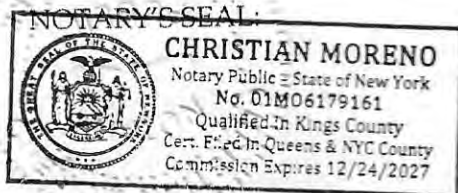
Hen Vaknin

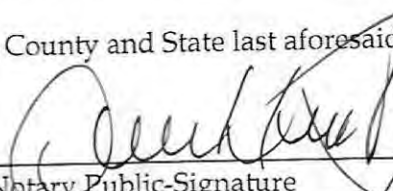
Print Name

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
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’.

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

A handwritten signature in cursive script, appearing to read "Julian Bobilev".

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