

# Hollywood Lakes COMMUNITY

#### WWW.HOLLYWOODLAKES.COM

**SEPTEMBER - OCTOBER - NOVEMBER 2025** 

#### Over-redevelopment...Are We There Yet?

By Terry Cantrell - President

### HOT **TOPICS**

**District 1 Update with** Commissioner Shuham....Page 9

**Non-Residential Uses in the** Lakes Neighborhood?.... Page 15

**Back to School with Hollywood Central, Awesome Olsen and SBHS..... Page 22** 

**Important Meetings and Event** this Fall.....Page 29







As we step back from the furious redevelopment activity in and around Downtown Hollywood lately, we will see more and more rental units coming on line in the next few months. While these new hi-rise buildings, some as tall as 25 stories, have added to the overall property tax values for the city, will they achieve the City's goal of increasing the "critical mass" so needed to sustain local businesses here in Hollywood? Apparently, not yet. Some small studio apartments in these new hi-rise buildings can be rented for roughly \$2,000.00 per month, the larger two and three bedroom ones are well over \$3,000.00 per month - truly in the luxury category. So who is able to rent these "luxury" apartments? The concept of living AND working downtown could turn out to be a chimera....

The reality is that there are so many new rental properties coming on line that are yet to be rented that some projects have now been put on hold.... that's right. We may have reached a point of "over-redevelopment" in and around Downtown Hollywood. It could simply be a matter of the market demand needing to catch up with the available rental stock coming on line. But why would developers and their investment partners and bankers want to risk more money to build more hi-rises when the demand has, apparently, waned?

There are over 6,000 rental units in and around Downtown and along Federal Hwy that are either built, under construction or approved and

ready to begin construction. And this does not include many smaller 30 to 50 unit projects in the Regional Activity Center (RAC) in central Hollywood. That's a lot of potentially empty apartments!

We have learned that the large 856 unit apartment project where the old Publix shopping center sits has been put on hold. The La Piazza project on the west side of Young Circle also looks to be delayed for now. The old Publix project, while

too tall and dense, may have offered a viable solution to the traffic issues around Young Circle with the bifurcation of the property to allow Hollywood Blvd to pass through to the Circle. This would have eliminated the awkward Tyler Street portion and eased traffic coming from the Lakes neighborhood.

All these projects had a common element: mixed use where the first floor would contain offices/stores/restaurants, etc. But who is renting these first floor store fronts? The Radius hi-rise on Young Circle, having been there many years now, always has vacant storefronts. The Hollywood Station store fronts along Dixie Hwy and the Blvd. have been mostly empty since constructed. The Estate Companies and the eight story rental

> project at 20th Ave and the Blvd has yet to rent any of the many first floor store fronts. Why is this?

> And guess what? The undesirable hi-rise project on public land at 1301 S. Ocean Drive is back! This Related Companies project, approved by the City Commission in March, 2022, has been redesigned (see photo) with the height lowered from 30 to 27 stories. As before, this revised project still includes a new Community Center and, according to City Staff, a financial windfall to the City. The sordid history of this highly controversial project includes a scathing and critical review by the County's Resiliency Officer and a 7-0 vote AGAINST changing the land use by the City's Planning and Development Board in May, 2023. At

that point, Related backed down and, it was hoped by many, the project would go away....not so. HLCA strongly opposed the project then and sees nothing in the new offering that would change this position.

So in conclusion, unless there is an influx of renters willing to pay big money to live Downtown, it appears that we have reached a point of "over-redevelopment" in Hollywood. We may have to live with empty hi-rise buildings for while.



HLCA FUTURE MEETING DATES Second Tuesday of the Month at 7:00PM

Meeting Location and Presentation are Subject to Change. Please see website for current information.

Www.hollywoodlakes.com

November A

September 9th, 2025 Hollywood Beach Community Center 1301 S. Ocean Drive **Property Appraiser Marty Kiar** 

October 14th, 2025 **Hollywood Beach Community Center** 1301 S. Ocean Drive

November 4th, 2025 SPECIAL DATE **Hollywood Beach Community Center** 1301 S. Ocean Drive

Planning Dept Presentation and 1301 Hi-rise update New Hollywood Fire Chief Jeff Levy

HAVE YOU RENEWED YOUR HLCA MEMBERSHIP THIS YEAR? RENEW NOW - GOOD THROUGH 2026 See Application on Back Page

### The Lakes Home of the Month











The HLCA has been awarding homes for over 20 years now! That is over 200 homes that have been recognized for their contribution to our amazing neighborhood. The HOM Committee meets quarterly (Dec., March, June, Sept.) and selects 3 homes each meeting to be awarded. The committee strives to award homes that represent the wide range of home types in our neighborhood. You may self-nominate your home or a neighbor's home. Please submit entries or questions to info@hollywoodlakes.com. If a home is chosen, we take pictures of the exterior on the 1st of the month in which the home is being recognized. We do not do interior pictures. We also place a sign in the front yard and pictures of the home will appear on our Facebook page, website and Newsletter. Please note the committee will only contact homes that are being offered awards.

## Ready to Make a Move?

#### IF YOU WANT YOUR HOME SOLD AT THE BEST PRICE, CALL LILLI!







SCHIPPER

AT LOKATION REAL ESTATE





5517 Monroe St, Hollywood







954.347.7402 Lilli@RealEstateByLilli.com



www.RealEstateByLilli.com



#### **2025 TRIM Notices**

The Broward County Property Appraiser's Office mails the TRIM (proposed tax) Notices in August of each year. This is NOT a tax bill but shows your property's 2025 Just/Market Value, exemptions, and proposed taxes as set by the taxing authorities listed on the notice. The TRIM Notice is your opportunity to review your 2025 Just/Market Value and ensure you are receiving all the tax-saving exemptions you are eligible for.

Florida Statutes require our office to use January 1 as the date of assessment each year. Our office must consider changes in market conditions – up or down – when developing the Just/Market Values each year. The 2025 Just/Market Values are based on the market data from 2024 with January 1, 2025 as the date of assessment.

The Property Appraiser's Office does not set or collect property taxes. If you have questions about the proposed tax rates listed on your TRIM Notice, you must contact the taxing authorities or attend their public hearings. The contact information and public hearing dates for the individual taxing authorities are listed to the right of each agency's name on the TRIM Notice.

#### I Recently Applied for Homestead Exemption - Why Is It Not Showing on my TRIM?

Florida Statutes require our office use January 1 to determine exemption eligibility each year. If you purchased your home after January 1, 2025, you are eligible for 2026 Homestead Exemption. The 2026 exemptions will show online at web.bcpa.net in December and be included on your TRIM Notice for the 2026 tax year.

#### I Had Homestead Exemption Last Year - Where Did My Exemptions Go?

If you purchased your home in 2024, you may have "inherited" the previous owner's exemptions last year. These 2024 exemptions were removed at the end of 2024 and therefore are not reflected on your 2025 TRIM Notice. You can still late file for 2025 Homestead and any other exemptions you may qualify for until September 17, 2025. To apply online, please visit our website at https://web.bcpa.net/bcpaclient/#/Homestead or scan the QR code below.

#### I Am a Senior Citizen – Why Isn't the Senior Exemption Showing?

The Senior Exemption is both an age and income-based exemption which must be applied for by the property owner because of the income requirement. To be eligible for this exemption, an applicant must be age 65 or older as of January 1, 2025 and have a 2024 adjusted household gross income not exceeding \$37,694. If you believe you qualify for this additional exemption, you can still late file for this year until September 17, 2025. To review the Senior Exemption requirements and to apply for this exemption online, please visit our website at https://web.bcpa.net/bcpaclient/#/SeniorExemption.

If my office can be of assistance to you, please feel free to contact me at martykiar@bcpa.net.

Take care.

Marty Kiar, JD, CFA Broward County Property Appraiser



Scan for All Tax-Saving Exemptions



Scan to Apply for Homestead Exemption



**Want a Vacation Rental sign?** Contact us at info@hollywoodlakes.com Remember to use the Granicus system to report any vacation rental problems:

954-231-2375

#### HOLLYWOOD LAKES CIVIC ASSOCIATION, INC.

The Lakes Community Newsletter is distributed throughout the Hollywood Lake neighborhood.

#### THE LAKES COMMUNITY NEWSLETTER NEWSLETTER STAFF

Lynn Cantrell/Terry Cantrell
Rachel Mazor
Kim Ottaviani

#### 2025 ADVERTISING RATES (Single Issue)

2" x 4.5"\$75.00	11.5" x 4.5" Half Page (V)\$670.00
4" x 4.5"\$125.00	5.75" x 9.25" Half Page (H)\$670.00
5.75" x 4.5"\$210.00	11.5" x 9.25" Full Page\$750.00

SPECIAL OFFER: 20% OFF Above rates with prepaid annual ads (4 issues).

#### **Advertising Contacts:**

Lynn Cantrell - 954-923-1940, Terry Cantrell - 954-923-1940
Delivered free to residences in the area bounded by East
Federal Highway, the Intracoastal, Moffet Street and Sheridan Street.

#### **OFFICERS**

President	Terry Cantrell	954-923-1940
	inf	o@hollywoodlakes.com
Vice President	Jonathan Lorber	516-978-6008
Secretary	Rachel Mazor	954-668-7858
Financial Secretary	Siobhan McLaughlin	954-920-7715
Treasurer	Frank Menschner	305-979-9171

#### **DIRECTORS**

Alex Bruno	954-673-7739
Sue Gunzburger	954-707-0921
Kimberly Longmire	954-309-0547
Kim Ottaviani	954-929-9651
Jose Castro	954-593-1659
Nick Moskol	954-922-0022
Jonathan Lorber	516-978-6008
Andy Ruffner	513-405-2639
Steven Freeman	207-232-5974
Clay Miller	954-736-9442

#### **ALTERNATE DIRECTORS:**

Maria Zappas Porter Lynn Cantrell Ramon Franco

#### **2025 COMMITTEES**

Code:	Terry Cantrell, Kim Longmire and Nick Moskol
Home of the Month:	Jose Castro, Alex Bruno
Legal Committee:	Terry Cantrell, Siobhan McLaughlin
Membership/Outreach:	Kim Ottaviani, Frank Menschner
Newsletter:Terry	Cantrell, Lynn Cantrell, Rachel Mazor, Kim Ottaviani
Intergovernmental Committe	e:Sue Gunzburger, Terry Cantrell
Website/Social Media:	Roger Lohse, Terry Cantrell
Parks/Golf Courses:	Terry Cantrell, Kimberly Longmire, Andy Ruffner
Planning & Zoning:	Terry Cantrell, Nick Moskol
Program:	Terry Cantrell, Andy Ruffner, Siobhan McLaughlin
Traffic and Safety:	Terry Cantrell
Hollywood Council of Civic A	Association:Terry Cantrell

#### **Editorial Policy**

Articles constitute the opinion of the writer and not the Hollywood Lakes Civic Association, Inc. (HCLA). Letters to the Editor will be published from any resident on any civic issue. Letters must bear the name and address of the writer. The HLCA does not necessarily endorse the position of any letter which may appear in the Newsletter. All articles, letters and editorials submitted for publication are subject to revision for space and clarity. No article in whole or in part, may be reprinted without permission of the HCLA.



RE/MAX 5 STAR REALTY OWNER/AGENT Cell 954-673-7739



I Don't Just Sell Houses,
I Turn Your Dreams Into Reality
WWW.ALEXBRUNOTEAM.COM















4 Bedroom / 4 Bath Main House + In-Law Suite





1215 JEFFERSON STREET 3 Bedroom / 2 Bath / Plus Den Beautiful Pool Home

Income ing vi Production by Production by Opportunity

20,000 54 Ft Lot

50LDI Againio 50LDI Againio 50LDI Againio Alexangs 1 099 000

1022 JEFFERSON STREET 4 Bedroom / 4 Bath 1 Car Garage / Pool

2535 LINCOLN STREET 3 Buildings / Main House / Studio Two -1 Bed 1 Bath Units

2743 PIERCE SREET
Zoned for Multi-Family
Great Developer Opportunity

3 Bedroom / 3.5 Bath

Disclaimer: Not intended to solicit currently listed property. This offering subject to error, omission or withdrawal.

### **DENTISTRY**

## We Will See You Today! Atlantic Florida Dental

#### **LOCALLY OWNED**

Dr. Schopler is a Proud South Broward High Alum

#### DR. THOMAS A. SCHOPLER AND ASSOCIATES

SAVE 30%-50%
OVER CORPORATE
DENTAL OFFICE PRICES!

#### DR. THOMAS SCHOPLER

- Lakes Resident over 45 Years
- Harvard Educated in Dental Implants
- Lowest Fees Anywhere
- 6 Dentists and Specialists

General Dentistry

Extraction

Cracked Tooth

Implants

Broken Denture

**Root Canals** 

Lost Crown

Same Day Crowns

Pain • Emergency

Walk-In Welcome!

954-922-1947 954-922-1945 Large Group Dental Practice With Specialists Operating For 40 Years



YOUR SMILE FOR 2025 AND BEYOND



Monday - Saturday 8AM - 6PM

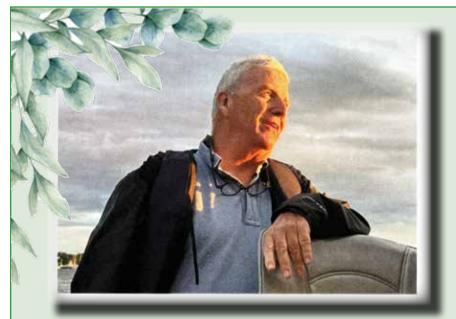
WE SPEAK FRENCH · POLISH RUSSIAN · SPANISH

CLEANING, ORAL EXAM, AND X-RAYS \$120.00

MENTION HOLLYWOOD LAKES
for FREE WATER FLOSSER

**HLCA MEMBER** 

250 E. Dania Beach Blvd • Dania Beach FL 33004
AtlanticFloridaDental.com



Joe Mickey

Our Lakes Community honors and celebrates dedicated community activist and HLCA board member Joseph Mickey. Joe passed away this past July at home surrounded by his loving family. Joe, who lived by his big heart, was a generous soul and active member of his community, from his days raising his family in New Jersey to his days spent here after relocating to Hollywood. We were fortunate as we got to know him at various civic meeting and socials and he volunteered to step on to our HLCA board and serve as an Alternate Director. Joe also volunteered as a head usher and mentor at the Broward Center for the Performing Arts, served as the treasurer and board member of the Irish American Ceili Club, and held the position as the treasurer and secretary of the West Lake Village Homeowners' Association. Our Lakes Community is grateful for the time he spent helping build and shape community. Our condolences go out to his wife Lenora; son Terence; daughter Colleen and other family members, friends and neighbors who enjoyed the pleasure of Joe's company and his big heart.



The Hollywood Historical Society had a display recently featuring Hollywood's many civic associations including the HLCA. Great job!



#### Hollywood Women's Club

by Julie Greenfield - HWC Director

#### **Taking Care of Ourselves**

At the heart of the Hollywood Women's Club is Living the Volunteer Spirit. We recognize the importance of taking care of ourselves so that we can take care of others. We started the Weekday Walkers, who meet Tuesday mornings for a walk along surf road or the Broadwalk. Based on interests of the group and the heat, we morphed into snorkeling the recently sunk mermaid project artificial reef or wading in the water to cool down. We are considering adding stand up paddleboarding to round out our weekly exercise. We are fortunate to have two members; Kris Sykes and Kim Ottaviani who donate their skills and time to guide us through meditation and yoga. We offer one morning and evening class per month at the clubhouse, included with HWC membership.

#### **Living the Volunteer Spirit**

Infants, single mothers, school-age children or seniors; we partner with over thirty non-profit organizations and schools in our community. Monthly volunteer opportunities include arts and crafts led by our members at Henderson Behavioral Health and Bingo at The Caring Place. If you are looking for an opportunity to give back to your community, we are confident we have a program to match your interests.

One of our creative programs includes crocheting items for a variety of organizations. The most recent projects of the Crochet Crew have been to make hats for those receiving chemotherapy treatment. The team selected a natural, soft yarn to make the caps and adorned them with baubles to add some pizazz. They delivered to three different centers providing treatment with the goal of crocheting fifty caps! Additionally, the crew adorned nearly forty fleece blankets for children in foster care and delivered them in canvas tote bags to ChildNet.

In May, HWC member and NAMI advocate, Marilyn Lieberman, accepted the City's proclamation recognizing Mental Health Awareness Month. Join us in supporting NAMI's mission of mental health for all with the NAMI Walk taking place October 4th at Nova Southeastern University. We welcome everyone to join our team, the HWC Sole Sisters and raise funds for this important cause. Visit <a href="https://www.namiwalks.org/teams/76683">https://www.namiwalks.org/teams/76683</a> or contact Sara Cover at HWC.Scover@proton.me.

#### FORE!

We are excited to announce the 12th Annual Hollywood Women's Club charity golf tournament, October 18th at Orangebrook Golf. New this year is a special hole-in-one prize package that you won't want to miss. We have a variety of sponsorships available to promote your business. See our ad for details or contact *golf@hollywoodwomensclub.org* to learn more.

#### Celebrating 100 years of Holidays in Hollywood

Join us Sunday, November 30th for the inaugural Hollywood Women's Club Holiday Kickoff at the clubhouse from noon-4pm. This is a family event celebrating the city's centennial with vintage activities, holiday photo ops, cookies, and so much more! Get started on your holiday shopping with our handcrafted gifts & baked goods. Further details will be forthcoming and space will be limited, so contact fundraising@hollywoodwomensclub. org if you are interested.

If you would like to participate in any of our programs, contact *pr@hollywoodwomensclub.org*. Follow the Hollywood Women's Club page on Facebook or Instagram and check out our website to keep up with all we're doing and for a list of our generous sponsors.



### TASTE OF HOLLYWOOD















The HLCA hosted its annual Taste of Hollywood program in May. Many thanks to the following participants:

My Favorite Spot - The Corner Café -

MAD Pizza - TL Shakes BBQ -

Antonio's Pizza Hollywood -

Zalies Cake Bakeshop - The Green Room

- Hollywood Creamery - Dos Pecados

### Sell your home with confidence, call Scott Today!

**30 YEARS** OF EXPERIENCE





#### 1445 COMMODORE WAY, HOLLYWOOD, FL **HARBOR ISLANDS**

Located in Commodore Estates, one of the premier communities in Harbor Islands and adjacent to the marina—convenient for boaters.
4 Bedrooms / 4.5 Bathrooms / 3,932 SF

**OFFERED AT \$2,250,000** 



#### 1500 SHORELINE WAY, HOLLYWOOD, FL **HARBOR ISLANDS**

Breathtaking wide-open water views from nearly every room. Private boat dock for boating enthusiasts, offering seamless access to the water. 4 Bedrooms / 3 Bathrooms / 3,082 SF / 5,324 SF LOT

\$2,299,000



#### 607 LAYNE BLVD, HALLANDALE BEACH **GOLDEN ISLES**

Single-story waterfront. Water views stretching down the length of the T Canal, 84' of waterfront dockage a private pool, a convenient boat dock. No fixed bridges, deep water and wide canal. 3 Bedrooms / 2.5 Bathrooms / 2,420 SF

SOLD \$2,500,000



#### **466 HOLIDAY DRIVE, HALLANDALE GOLDEN ISLES**

Discover the perfect canvas for your dream home on this spacious 12,750 SF vacant lot with 85ft of waterfront and concrete dock. Located in one of the most sought-after locations in Golden Isles.

SOLD \$2,500,000

SCOTT PATTERSON, P.A.

SENIOR VICE PRESIDENT

954.661.8871



SCOTT@SCOTTPATTERSON.COM BERKSHIRE SCOTTPATTERSON.COM

**HATHAWAY** HOMESERVICES

SELLING OR BUYING? Call Scott

REALTY



### DISTRICT 1 REPORT

By Commissioner Caryl Shuham



This summer certainly flew by - but I enjoyed every minute and hope you and yours did too!

There is so much activity throughout District 1 and I want to update you on a few major ongoing improvements. City staff are laser focused on keeping stormwater flooding out of our neighborhoods. I've written here before about the Department of Public Utilities (DPU) master stormwater management plan. The plan is approved and our DPU is working to get some long-term capital

drainage projects underway. Out of necessity, one of the early projects will be around South Lake and will include two new large stormwater pump stations and associated collection piping. This roughly \$43 million project must first be designed and funded, but once complete, it will serve to relieve much of the flooding we see around the lake and 13th and 14th Avenues in particular.

Another component of the City's storm water management plan includes tidal protection projects. Around North and South Lake, work will soon begin on some of these projects. Several residents have expressed concerns that these barriers could trap water on the neighborhood streets until such time as the new pumping stations mentioned above are installed. Engineering staff had already considered this concern in its design and is including stormwater release gates at several locations in the tidal barriers that can be opened at times of heavy rain or closed at times of high or king tides.

After more than 100 years, the Hollywood Beach Golf Course (HBGC) received a major overhaul and we are excited to see the revamped course reopen in the coming months. Since the first golfer teed off at HBGC in 1924, much about our City has changed, including the environment. Our groundwater table is higher, storms are more intense, and sea level rise is a growing threat. So the redesigned HBGC will now serve double duty. Not only will it be a stellar golf course designed by the world-renown golf course architect Richard Mandell, but it will also help manage these environmental challenges, as the course's capacity to hold and move water was integrated into the City's recently adopted stormwater master plan. In the past, golf courses didn't have to account for surrounding stormwater. But here in South Florida, every green space must help mitigate local flooding. For HBGC, a team that included City departments, design consultants, and nearby residents worked together on solutions. The final design will help handle water more effectively and reduce pressure on surrounding streets, both under today's conditions and into the future for the entire larger sub basin area. The collaboration of all these parties resulted in a better final

product and is a model for the City to follow going forward. Integrating green infrastructure into parks and courses helps manage stormwater while providing other community benefits:

- · Reducing flood risk by holding excess rainwater
- · Filtering pollutants before they reach waterways
- · Supporting native wildlife and wetlands
- · Creating trails, picnic areas, and open space
- · Educating visitors about water conservation and sustainability

Hollywood remains committed to resilience and sustainability. With new climate challenges, this kind of smart planning is more important than ever. As you may have noticed, there are lots of new speed bumps and other traffic calming devices going in all around the neighborhood. Some folks are fans and others are not – but these devices do seem to slow drivers down. If you know of another hot spot with dangerous speeders, please let me know.



Did you know you can check surf conditions ahead of your visit next visit to Hollywood beach? Just visit https://preview.safebeachday.com/hollywoodbeach/ or once you're at the beach, simply scan the QR code on any lifeguard stand to take you to the same site.

Finally, please join me in welcoming Chief Jeffrey Levy as the City's new Fire Chief. Chief Levy has more than 26 years of fire service experience, most recently serving as Deputy Fire Chief for Lauderhill Fire Rescue. Since beginning his career in 1999, he has advanced through every operational rank and taken on key leadership roles in training, operations, and public information. He also volunteers as EMS Director for Hatzalah of South Florida and remains active in regional fire service committees. Chief Levy's years of dedication have been recognized with two President's Awards from the Fire Chiefs' Association of Broward County and the Public Information Officer of the Year Award from the Florida Fire Chiefs Association. He holds degrees in EMS, Fire Science, and Health Sciences. Outside of work, Chief Levy is a proud husband and father. His dedication to professional growth and community safety makes him a tremendous addition to our City and I hope you get to meet him soon. (Editor: Chief Levy will be the Guest Speaker at the HLCA Nov. 4th General Meeting).

Wishing everyone a safe back to school and a lovely Fall! Please feel free to reach out with any concerns or questions to CShuham@hollywoodfl.org.











#### **SERVICES OFFERED**

- Wills & Trusts
- Trust Administration
- Probate Representation

#### WHY CHOOSE THE ADELSON LAW FIRM?

- Personalized strategies tailored to your family's needs
- Two decades of experience in estate planning and probate
- Compassionate legal support

Mention this ad and receive a complimentary estate planning consultation

954.458.9238 501 Golden Isles Dr. Suite 102 Hallandale Beach, FL 33309 Anthony@AdelsonLawFirm.com









Brian A. Parúas, Esc

#### Mager Parúas, PLLC

- Advocates for Justice -

Asset Protection / Complex Business Litigation
Contract Review/Drafting/Negotiations
Corporate & Business Transactions
Estate Planning / Intellectual Property
Personal Injury and Property Damage Claims
Real Estate / Zoning & Construction
\*Certified Arbitrator/Mediation Services\*

2719 Hollywood Blvd., 2nd Floor Hollywood, FL 33020

954.763.2800 · 844.800.LAWS www.MagerParuas.com

#### **Mobile Patrol**



HLCA Director Lynn Cantrell is a new Hollywood Police Mobile Patrol volunteer! If you are interested in participating in this volunteer program, contact Tony Misunas at 954-610-9654











- WHAT WE PROVIDE
- Infants
- VPK
- Kindergarten
- Aftercare



LEARNING CENTER: (954) 922 - 8558 / 1600 Hollywood Blvd. Hollywood, FL 33020 ELC: (954) 929 - 8233 / 1630 Hollywood Blvd. Hollywood, FL 33020 ST. JAMES: (954) 399 - 8594 / 3329 Wilson St. Hollywood, FL 33021

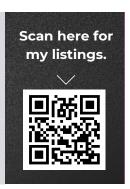
For more information & to get registration form, please visit our site:

HOLLYWOODLEARNINGCENTERS.COM



#### Living and working in Hollywood Lakes gives me a unique perspective -





#### SPECIALIZED | FOCUSED | PERSONALIZED | EXPERIENCED



4901 Hayes St \$899,000 | 4 Beds | 2.5 Baths | 2 Car Garage | Salt Waterpool



1519 Harrison St \$1,049,900 | 3 Beds | 2 Baths



401 NE 14<sup>th.</sup> Ave #808 \$349,000 | 2 Beds | 2 Baths | Corner Unit



700 Layne Blvd #221 \$149,999 | 1 Bed | 1 Bath

#### **HOLLYWOOD LAKES STATS**



#### **NUMBER OF HOMES SOLD**

Mau June Julu 30 12 16



#### **SALES PRICE AVERAGE**

May June July \$790K \$1,021M \$1,093M



#### MONTHS OF INVENTORY

June July May 15 8 21

Jose I. Castro

Phone: (954) 593-1659

Jose@JoseCastroRealtor.com



1901 Harrison St Hollywood, FL 33020

LICENSE #3243119 ©2021 RE/MAX, LLC. EACH OFFICE INDEPENDENTLY OWNED AND OPERATED.



"Real estate is **personal**, especially in a community like ours.

> If you're curious about the market or thinking about your next move, let's grab a coffee and talk."





By Terry Cantrell - President

Here are some of the important issues the HLCA Board of Directors have been reviewing recently:

Beach Hi-rise at 1301 S. Ocean Drive: The highly controversial Related Companies project on Ocean Drive and Azaelea Court is back. After being rebuffed by Broward County and the City's Planning and Development Board in 2023, Related waited a couple of years for things to cool down and is back at it with a new design that still includes a replacement community center to be donated to the City of Hollywood. Purported to be condos and not rentals, the 27 story hi-rise still poses many resiliency issues as sea level rise and storm related flooding has only gotten worse since Related signed the deal with the City Commission in 2022. Some of you may recall the two Commission hearings in February and March, 2022 where over 100 residents spoke at each meeting and only 10 spoke in favor. The public sentiment was so overwhelmingly against giving up open space and recreational government land to a residential hi-rise that it should have been a no-brainer for the Commission to walk away from the deal. But, alas, that did not happen and now we are faced with dealing with this undesirable project yet again. Stay tuned for further updates.

**Traffic Calming:** As we have been reporting for months now, traffic calming devices are finally being installed on Lakes streets. Most are speed humps or "tables" as they are called in the business. Many streets and avenues all over the city already have traffic calming devices so these new ones are just filling in the gaps. Some streets may get roundabouts if the budget allows. This new round of traffic calming is part of the General Obligation Bond (GOB) funding voted for in 2019.

- Hollywood Beach Golf Course and Tidal Mitigation projects: Two other important GOB projects here in the Lakes are the rebuilt golf course and the sea wall projects around the two lakes. The golf course project is coming along nicely as can be seen from the surrounding streets. Grassing has been ongoing for a couple of months along with seeding of the greens. The clubhouse/community center and cart barn are also coming along. It is anticipated that we will be playing golf possibly by the end of the year. Also added to the golf course project is additional drainage along the north side to help with storm water runoff from Johnson Street and other areas north of the course. As for the sea wall and tidal mitigation work, that will have begun by the time you read this with the street ends at 9th,10th and 11th Avenues on both lakes getting the first new seawall and/or revetment. This project should be completed in late 2026.
- Ads on your garbage container: Some of you may remember the ridiculous idea the City agreed to in May, 2024 to allow a vendor to affix plastic holders with ads on top of our garbage containers. This is blatant commercial intrusion and was fought by the HLCA and other civic associations. As is the case with other serious neighborhood issues, City staff, led by a former Asst. City Manager, made the deal without seeking any input from the Hollywood residents and civic groups. After all the complaints, a public discussion took place in December, 2024. Many of us spoke out against this cockamamie idea and the Commission did the right thing and sent the vendor and Staff back to the drawing board to revise the plan and the contract to include a trial period in District 4 (Emerald Hills) and an "opt out" method so those of us that did not want ads on our containers could be spared. Then the vendor disappeared for months and the trial period never materialized but, lo-and behold, ads suddenly started showing up on some gray containers in July in the Lakes area of Lincoln and 11th Ave. This prompted the City Attorney to send the vendor a cease and desist letter and Code Compliance was to have the vendor remove the ads that he placed without permission. Let us know if you have one of these flimsy plastic ad holders on your container.
- **Have a broken container:** Speaking of garbage and recycling containers, if you have a defective or broken container, contact the Dept. of Public Works and they and Waste Pro will replace it for you. Sometimes just the lid is broken and missing which is an easy fix. Contact them at 954-967-4526

The HLCA Board of Directors is always interested in your thoughts and concerns about these and any other important issues. Contact us at *info@hollywoodlakes.* com or call **954-923-1940** 

#### **Commissioner Beam Furr**

Greetings Lakes Residents,

Another summer in Broward County has come and gone, and while many residents got to take a nice respite from the sun, residents in the Hollywood Lakes kept up a hot slate of activities and activism that made the words "summer break" seem like a misnomer. The Hollywood Lakes, led by the Hollywood Lakes Civic Association, had a full summer slate of events that were both fun and educational. This included the always exciting Summer Social at the renovated Hollywood Women's Club, participation in the Rotary Club's Hurricane Expo, events for Founder's Day, and much more. From natural disasters to housing to parks, the Hollywood Lakes continue to be a shining example of how communities throughout District Six take a leadership role. Thank you for your collaboration - and I do hope you got a chance to take a break! The County Commission has had an active summer as well, and we are back in session and looking forward to a packed fall. During these uncertain times, I feel relieved knowing that our partners in communities like the Lakes are ready and willing to work together and make sure our home continues to be the best place to live, work, and play.

#### **Solid Waste**

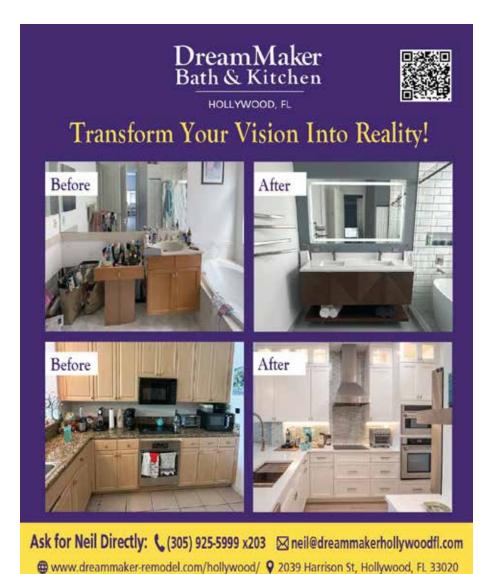
I am fortunate that residents in all communities throughout District Six have been actively engaged on the issue of solid waste and recycling for years. Perhaps no neighborhood takes this issue as seriously as the Hollywood Lakes. I am consistently asked for updates from Lakes residents on the progress of our Solid Waste Authority - and judging by all the blue bins I see outside when I drive through the neighborhood, residents are ready to do their part! The good news is that after eight years of hard work, a final draft of the Solid Waste Master Plan has been presented by our Solid Waste Authority. This Master Plan is designed to serve as a blueprint for the facilities, programs, and policies we need to increase our recycling rate and reduce waste. This Master Plan is the culmination of years of work and collaboration - but it is also merely a first step in a broader action that will revolutionize waste reduction and reuse in our County. I would love to hear your insight as Lakes residents - please go to browardswa.org to read the Master Plan, and then email or call me with your thoughts!

#### **Library Update**

After writing about the Hollywood Library closure in my previous entry, I wanted to circle back and close the loop with a further update. Unfortunately, due to the car accident that caused significant damage and liability concerns, the Hollywood Library is facing a long timeframe to reopen. My office has been pushing since this incident to expedite the timeline on this reopening. In the meantime, many options exist - in addition to the Marta Beth Friedman Stirling Road Library, Dania Beach Library, and Hollywood Beach Library as listed in the last Lakes newsletter, the newly renovated Hallandale Beach Library has reopened with major improvements. You also do not need to go to a physical library to access the treasures of our system. Residents with a Broward County library card can access e-books and audio visual materials through our library system. Residents can also browse the many journals available, search through periodicals and archives, or request an InterLibrary Loan. If you would still like to receive a physical book, residents in Hollywood are eligible to receive Books By Mail. You can learn about all of these resources by going to Broward.org/library. In addition, Broward Libraries will be doing Story Time in TY Park throughout the fall. I recognize that the closure of the Hollywood Library is not just a significant inconvenience – it also leaves a major gap in our region's community and resources. That is why I am working to explore every possible opportunity to fill in these gaps with alternatives and expedite the opening of the Library.

#### **Contact Us**

My District office staff is available to you from 10 AM to 5 PM, Monday through Friday. Due to an accident at the Hollywood Library, this location is currently closed. My staff is also working from my office in Fort Lauderdale and from other locations within our District. The Fort Lauderdale office is open for your convenience Monday through Friday from 9 AM to 5 PM. If you would like to schedule an appointment, call 954-357-7006/7790, or email me at bfurr@broward.org.





#### **Important Phone Numbers**

Police Non-Emergency954-764-4357
Mayor & Commissioner's Office954-921-3321
Code Compliance954-921-3061
Hollywood Vacation Rental Problem Report Line954-231-2375
Public Works/Sanitation954-967-4526
Parking Dept954-921-3535
Planning and Building Service954-921-3471
Parks and Recreation954-921-3404
City Manager954-921-3201
Florida Power & Light954-797-5000
Broward County Wildlife Care Center954-524-4302



#### Gifting with Intention – Thoughtful Ways to Celebrate

by Sarah Gomez – HLCA Member

It may feel a touch early to think about the holidays, but I've learned that being thoughtful sometimes means just taking a little extra time to plan and prepare. With the joy of celebration often comes the temptation to overindulge—whether it's sweet treats, spending, or overconsumption in general. To help you avoid some of these excesses, I invite you to consider this list of low-lift, thoughtful gift ideas for family, friends, and neighbors:

- **Baked Goods:** A timeless classic. Bake a tried-and-true family recipe to evoke memories of holiday baking as a child. Most people love receiving homemade sweets. Present them in a thrifted tin or box tied with a festive ribbon.
- Freezer Meal with Recipe: Spend an afternoon making extra batches of your family's favorite casserole or soup. Deliver in a recyclable container, along with a recipe card for the recipient to recreate the dish.
- **Propagated Plants:** Fall is the perfect time to plan for plant gifting. Propagate plants from your garden and include basic care instructions, such as water and light requirements. Bonus points if it's a Florida native plant—you're also contributing to local biodiversity!
- **Seeds:** If you know how to gather seeds, why not gift them? Include basic information about the plant and growing tips for a meaningful and sustainable gift.
- **Sourdough Starter:** Share the joy of homemade bread by gifting sourdough starter along with instructions (or You Tube links) on how to use it. Drop some at my house too!
- **Pre-loved Books:** Gift a favorite book that you've read. Include a notecard sharing what you love about it and tie it with a pretty ribbon for a personal touch.
- Acts of Service: Offer helpful services like lawn care, meal prep, organizing, babysitting, or even a carwash. Sometimes, thoughtful actions mean more than any material gift.
- **Handwritten Note:** In our fast-paced world, a handwritten note can be one of the most meaningful gifts. Take the time to share your heartfelt thoughts and feelings with the recipient.
- Organize a Donation Collection: Help others by organizing a collection of needed items for a local shelter or school. Let your friends and neighbors know, take care of the collection and delivery, and you'll be doing something good together.
- **Create Something Together:** Enjoy a shared experience, like organizing a potluck dinner, hosting a craft night, or gathering a group for an alleyway cleanup.
- **Time:** It's our most valuable commodity. Why not use your time to support local organizations like the Hollywood Women's Club, the Art & Culture Center, and Anne Kolb Nature Center; attend community events like the Cardboard Boat Race or patronize performances by our local schools like Hollywood Ballet Academy's The Nutcracker.

This holiday season let's focus on giving gifts that are thoughtful, meaningful, and in tune with the spirit of community. Happy (almost) holidays!

#### Non-residential Intrusion, A Concern for Hollywood Residents

By Rachel Mazor – HLCA Secretary

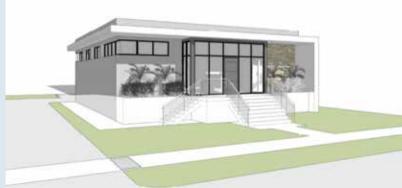
Civic leaders across the city are voicing concern about residential properties being taken over for non-residential uses. First we had to deal with vacation rentals, then, in 2021, state law HB 403 forced cities to allow home-based businesses of any sort. The saving grace for neighbors was that the residential use of these properties still had to be the main use, and zoning laws still played a role. Now Lakes neighbors have become aware of a new proposal that would seek to destroy the last remaining protections we have left. Back in June, the architect hired by the owners of 1434 Monroe Street held a Public Outreach Meeting making neighbors aware that the owner is seeking to change the zoning of this property and turn it non-residential, so that they may demolish the existing home and put up a non-residential facility on the property. With this property being deep inside of the residentially zoned, Historic Hollywood Lakes neighborhood and only a few blocks away from viable alternatives with proper zoning, Hollywood residents city-wide have voiced concern that allowing this proposal to move forward will set a precedent of allowing demolition of our homes and replacement with non-residential uses. The specific non-residential use is not as important as the domino effect it will have in allowing more properties to be changed from homes to non-homes deep inside of residential neighborhoods, eroding at the fabric of the community and lowering nearby properties values.

Neighbors have started a petition that has garnered almost 500 signatures at writing of this article, started a Facebook page and have been putting out yard signs signaling their concern. For more information, you can visit these two sites:

https://www.change.org/p/opposition-to-non-residential-development-in-our-neighborhoods

https://www.facebook.com/profile.php?id=61577000080692





Top photo shows existing home.

Bottom photo shows the proposed non-residential project.



# SIGNICALE

Best Sports Pub



Late Night Bar Bites



# COME AND TRY THE ST

FLORIDA PANTHERS HEADQUARTERS!



Happy Hour Drinks 57

HEADWIND VODKA
FOXES BOW
IRISH WHISKEY
CAPTAIN MORGAN
ABSOLUT VODKA
CUERVO MARGARITA
JAMESON
IRISH WHISKEY



POTATO SKINS.TONS FRIES
PULLED PORK SLIDERS
PEPPERONI FLATBREAD
SWEET CORN FRITTERS
VEGGIE PIZZETTA
CAULIFLOWER
EMPANADAS

EMPANADAS CHEF'S CHOICE

3 - 6 PM AND 10 PM - 12 AM
WITH PURCHASE OF A BEVERAGE
NO TAKEOUT BAR SIDE ONLY



Open Until 2AM Sun-Thur, Open Until 4AM Fri/Sat

1300 S Federal Hwy, Dania Beach • 954-923-3008

Like Us on Facebook 👍 www.ShenanigansSportsPub.com











An interactive program designed to strengthen leadership skills, advance community involvement and build an understanding of the community.









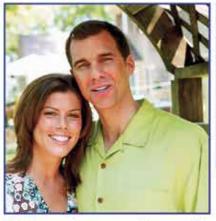


Meet city official + community leaders.



For Information & To Apply leadershiphollywood.org

### E.H. Whitson. The Name Hollywood Homeowners Trust.









CFC 1425789 • CAC39635 • EC13003301

#### **AIR CONDITIONING • PLUMBING • ELECTRIC**

We have been serving residences and businesses since 1936. We have maintained an excellent reputation for quality work and superior customer service.













Financing available with approved credit

Mention this ad and receive \$10 OFF





info@ehwhitson.com

**EHWhitson** 

"Serving South Florida Since 1936"

Residential • Commercial • Industrial

www.ehwhitson.com • 423 S. 21st Ave. • Hollywood, FL • (954) 923-6506



#### 50th Anniversary Celebration Continues: Arts Education Hub Opening & More

By Robyn Harper, VP of Marketing & Partnerships

Big things are happening this fall at the Hollywood Art and Culture Center! As we celebrate our 50th anniversary, we're thrilled to unveil our brand-new Arts Education Hub—a vibrant creative space featuring the Create More Art Studio, Arts Auditorium, Digital Media Lab, and the inviting Imagine Courtyard. The community is invited to experience it all at our Grand Opening Celebration on Saturday, November 2 – details below.

Starting this October, the Hub will launch an exciting lineup of programs designed to inspire creativity across all ages. Join us for **Create More Art Nights** every Thursday evening, **Art + Literacy** for young children every Saturday morning (including bilingual Spanish and Russian sessions), and a new **adult art workshop every month**. It's all part of our commitment to fostering creativity, connection, and well-being through arts and culture.

While we're evolving, our mission remains the same: to be a welcoming, inclusive space where creativity thrives and community comes together.

Coming in September, a **new website**—created in partnership with local digital powerhouse **MAD Arts**—will offer an easy-to-navigate platform for our programs, events, and news. Don't forget to sign up for our mailing list to stay updated!

In June we expanded our footprint by taking over operations of **Cinema Paradiso Hollywood** (**CPH**), a beloved 72-seat arthouse cinema in downtown Hollywood. This exciting addition gives the Center a dedicated venue for screening first-run, independent, and international films while deepening our cultural impact. We launched **Premiere Party Nights** that combine film, community, and conversation— and will be hosting **Downton Abbey: The Grand Finale on September 12** and **Deliver Me From Nowhere on October 24**. These evenings start with a pre-party social at a local restaurant, followed by a short stroll to the cinema for a memorable night at the movies. Premiere Party Nights are discounted for Center Members.

We're excited to offer exclusive perks for locals through Resident Rewards Wednesdays: Hollywood residents receive 15% off cinema tickets, concessions, and gallery admission through the end of the year—just show your Hollywood ID. Hollywood Lakes Association members can enjoy a \$10 movie ticket and small popcorn combo every third Thursday of the month!

This fall, we're also launching a dynamic new *Center Society* group for arts advocates who want to support the Center's mission in a bigger way. By joining at the \$150 Friends level or above, you'll be recognized on our 50th Anniversary Create More Art recognition panel and become part of a spirited community dedicated to expanding arts education and cultural programming both inside and outside our walls. Together, we'll celebrate the past, shape the future by creating more art!



#### **Grand Opening**

Join us for the **Grand Opening Celebration** of the Arts Education Hub on Saturday, November 2 from 12–4 PM. Expect a full day of live performances, hands-on art activities, presentations, and community fun. This is your chance to experience everything the new Hub has to offer!

#### **Fall Youth Arts Education Programs**

- Hollywood Stars Youth Choir: Solo, duet & chorus performances, ages 9–17
- Stage Kids: The Princess & The Frog theatrical medley, ages 9–13
- Encore: Hamilton theatrical medley, ages 12–17
- Arts Club: multi medium visual arts sessions, Grades 3–6

#### **Upcoming Events**

9/12 - Downton Abbey: The Grand Finale Film Premiere I 6 PM I CPH

**10/18** – Fall Exhibitions Opening Reception I 5–8 PM I Dennis Scholl, Felice Grodin

**10/18** – Lizzie the Musical presented by Thinking Cap Theatre I HCPAC

10/19 - Free Arts Day I 12-4 PM I Arts Education Hub

**10/19** – Hollywood Central Prep K–8 Art Exhibition Opening I Community Gallery

10/24 – Deliver Me From Nowhere Film Premiere I 6 PM I CPH

11/2 – Arts Education Hub Grand Opening Celebration | 12–4 PM

11/15 – Art of Wine Tasting | 2–4 PM | Create More Art Studio

11/20 - Art of Drag Fundraiser I 7 PM I AquaPlex Fort Lauderdale

\*HCPAC – Hollywood Central Performing Arts Center

Looking to get involved? We're always seeking passionate **Volunteers** to help with exhibitions, arts education, events, theatre, cinema, and admin support.

To learn more about **Membership**, **Volunteering**, **Events**, **Cinema**, **or Programs**, visit <u>www.artandculturecenter.org</u> or email us at <u>info@artandculturecenter.org</u>.

### HISTORY OF HOLLYWOOD LAKES

















The HLCA hosted our Summer Social in June that featured a "History of Hollywood Lakes" presented by Hollywood Historical Society President, Clive Taylor. The turn-out was phenomenal!



From planning and design, to construction, and hands on project management of commercial and residential projects. We have been a local Hollywood owned company since 1945. Tobin operates through the Owner's Perspective<sup>™</sup> to deliver comprehensive solutions and assist you at every stage of your project. We are the partner you can depend on for all your construction needs.





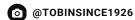
Planning

Design / Consulting

Construction

Project Management













### CREATE MOREART

Encore

Ages 9 - 17 September 16 - December 6

Ages 9 - 13 September 16 - December 13

Ages 12 - 17 September 16 - December 13

Grades 3 - 6 September 16 - December 13

Members - \$475 Non-Members - \$525

Members - \$525 Non-Members - \$575

Members - \$525 Non-Members - \$575

Members - \$100 Non-Members - \$150













The Center - Hollywood Art and Culture is a 501(c)(3) non-profit organization supported by its Members, guest admissions, City of Hollywood, Broward County Cultural Division, Broward County Board of County Commissioners, Max Chira and Family, State of Florida Division of Arts and Culture and National Endowment for the Arts, Community Foundation of Broward, David and Francie Horvitz Family Foundation, Josephine S. Leiser Foundation, and Helen Ingham Foundation. Donations are welcome from all in the community who wish to support our work.

MEMBERSHIPS AVAILABLE

Visit artandculturecenter.org for more information.





### DISHING THE DIRT



#### By Siobhan McLaughlin – HLCA Financial Secretary



With all due respect to Eliot, July is the cruelest month, at least in the Lakes this summer. Brutal, scorching heat, relentless sun (with the very welcome, but occasional Saharan dust) and little to no rain. Not to mention, the invasive iguana population has increased exponentially along with their ravenous appetite for most things green, especially tender new shoots! It's been an awful, terrible, not good month.

Yet we have been spared the worst of Mother Nature's power. Our prayers are with the people of Texas, New Mexico, the Northeast and North Carolina as they deal with floods and rain. Already up to Dexter in the named storms in the Atlantic, (G in the Pacific, yikes!) as I write this in the beginning of August, with two more out there, we still have the time to be prepared for the height of hurricane season.

Traditionally, it is thought to be September 10th, and then hopefully downhill until November 30th, although a few years ago we were still looking at storms into late December (and needing to use the Greek alphabet for additional names.) As I have noted before, there are many To Do and Check lists to review, multiple city and county resources to help prepare for a storm.

For the great majority of us in the Lakes, we are in mandatory evacuation zones and need to be ready to go. Please, heed those warnings.

Garden and yard preparation is just incredibly difficult to do, given the heat, humidity, the hard labor of it, and the sheer magnitude of the task. Gardening is just not fun in the Florida summer. Doing any of it in smaller, discrete tasks will pay off in the long run. If we are fortunate enough to once again escape a hurricane, the investment of your time is well worth it, especially come winter, when it looks splendid and lush.

I repeat again my advice from other Dishing the Dirts: plan to have space (empty bins, shelves, whatever, for all the garden stuff accumulated since your last clean up.) And speaking of stuff, instead of ugly wire extension hooks, have you considered scarf hooks? The ones I have are coated to prevent/ minimize damage to bark and look a bit more polished than the usual hooks. The wide portion for the scarves allows for a larger diameter of tree limbs and the smaller hook offers a bit of protection from falling or being blown off.

Summer is the time that native plants do, if not shine, survive and some even thrive. In reviewing information from the Protect to Connect (now called Fairchild's Native Plant Network) they recommended letting natives establish themselves for almost two years before pruning. The natives are starting to fill in at the Chamber of Commerce on Federal Highway, despite many challenges (theft, vandalism among others.)

And either through luck or sheer ineptitude, we have left the roundabout Locust berries alone. With the exception of a few bushes on the south side of Tyler, they have done well and even flowered. More extensive care TBD when it gets cooler or rains...And if this past July (the driest month during the rainy season) was any indication, it will be much later. As much I would like to blame my elderly mother's moving in at the beginning of July for the doubling!!! of my water consumption, I have to admit it was an attempt to salvage many of my desiccated plants. Of course, I am hoping that a post on Next Door about errors with the water bill might also be true.

And while it is not a native, my neighbor Todd's Silk Floss (Kapok) tree has thrived. Usually blooming in fall and winter the crown of his tree is just magnificent and full of gorgeous flowers. It makes walking Mabel Rose in this heat a pleasure.

We still have the Royal Poincianas (also not a native) to appreciate a little longer. Neighbors on Dewey Street were determined to save their tree after a large! limb had broken off months ago. With careful pruning, their tree looks like it just might grace us again next year. I can't wait.

More plant news to consider from the Florida Native Plant Society. There has been much angst over milkweed and the Monarch butterfly as to which is OK to plant but this is the latest I have seen:

#### Tropical Milkweed Now Listed as Category II Invasive

We want all members to be aware that *Asclepias curassavica*, commonly known as tropical milkweed, has now been officially listed as a <u>Category II invasive species</u> by the Florida Invasive Species Council (FISC) as of June 2025. While it's often planted with good intentions, by invading our natural areas and replacing necessary native plants, and by disrupting monarch migration and harboring harmful monarch parasites. Please help us spread the word and encourage others to plant native milkweed species instead.

Florida Nursery Mart has native swamp milkweed and a variety of other natives. The FNPS also has an online nursery for many of our less well-known native plants. I am still a vocal cheerleader for Scorpion Tail and hope others give it a try. Also, for those who have poinsettias or Christmas cactus from last year, start to alternate light and darkness exposure. The plan should be to work up to twelve hours of light with twelve hours of COMPLETE darkness (no moonlight, street light etc...) to encourage leaves changing color or blooming for the holidays. Generally about eight weeks should be sufficient.

As always, please let me know what you are planting and any thoughts or suggestions on how we can help Mother Nature: Siobhan7715@aol.com or chat at any nursery, garden shop you might find me.



### **Affordable Living Trusts**

Your family can benefit from the advantages of a revocable living trust, especially if you own your home or condominium.

Single Person ....... \$495 Married Couple ..... \$595

Mark A. Roseman, Esq.

By appointment only.

Video appointments are available.

Graduate of Dartmouth College

AV Rated Martindale Hubbell



Wells Fargo Building 3325 Hollywood Blvd. • Suite 308 • Hollywood, Florida 33021 Cell Phone: 954-551-7931 Office: 954-963-8719

rosemanlawoffice@yahoo.com



### Red Carpet Ready for an Unforgettable Year at Hollywood Central Preparatory K-8!



#### Lights, Camera, Action... Learn!

The curtains are rising on an exciting new school year at the NEW Hollywood Central Preparatory K-8, and we are thrilled to welcome back our returning families and give a standing ovation to those joining us for the first time — especially our brand-new 6th grade scholars! Whether you're stepping into our hallways for the very first time or returning to a familiar stage, you are now a part of something special.

This year's theme, "Red Carpet Ready: Lights, Camera, Action... Learn!", is more than just a motto — it's a mindset. At Hollywood Central, we believe every student is the star of their own story, and our job is to help them shine. From the moment students walk through our doors, we are rolling out the red carpet to ensure they feel seen, celebrated, and supported as they step into their roles as lifelong learners.

We are proud to open this year with a renewed vision, dynamic new programs, and a commitment to academic excellence across all grade levels. As a Cambridge International, Marine Science, and Performing & Visual Arts school, we are uniquely positioned to offer a well-rounded, future-forward education that nurtures creativity, curiosity, and critical thinking.

To our new families: **Welcome to the Manatee family!** You'll quickly discover that Hollywood Central is more than a school — it's a community. We encourage you to get involved, stay connected, and join us in creating a joyful and high-achieving environment for all students.

To our 6th graders: This is a special milestone — and we're here to support your middle school journey every step of the way. Get ready for leadership opportunities, deeper learning, and experiences that will shape your future.

So polish those shoes, strike a pose, and get ready for a blockbuster year of growth, achievement, and celebration.

Here's to a year full of purpose, pride, and powerful learning. Hollywood Central Preparatory K-8 is officially... on set!

Your Proud Principal,

Christine Centrone

**Christine Centrone** 



### Awesome Olsen Is Rising

Your destination for innovation and discovery Back to School - August 11, 2025

What if middle school wasn't just a bridge—but a launchpad? At Awesome Olsen Middle School, students return to a campus rich in tradition and powered by innovation.

For over 70 years, Olsen has served as a proud cornerstone of the Hollywood and Dania Beach communities. Today, it's rising again—offering the personalized experience of a boutique school, dynamic academics, and meaningful enrichment opportunities.

#### **Small School. Big Impact.**

- 575 students = a close-knit, supportive environment
- Early start time = more time for after-school activities
- Complimentary after-care through Unity for Teens, Monday–Friday until 6:00 p.m.

#### **Elective Highlights:**

Band • Chess • Coding • Culinary Arts • Dance • Drama Speech & Debate • Spanish I & II • Physical Education 

★ State-of-the-art PE facility coming in 2026!

#### **Support for Every Learner:**

- ✓ Exceptional Student Education (ESE)
- ✓ English Language Learner (ELL) Support
- ✓ New! The Innovators Program for high-achieving students

#### **Signature Programs & Enrichment**

iCAN Magnet Academy – Hands-on pathways in:

- Marine Science & Robotics
- Media & Music
- Hospitality & Tourism
- Business
- Education

#### Athletics:

Proud member of the Broward Middle School Athletic Association: Soccer • Basketball • Volleyball • Flag Football • Cheerleading

#### **Viking Values Lead the Way:**

At Olsen, students grow through Excellence, Character, and Respect. We're more than a school—we're a community where students are known, supported, and inspired to thrive.

#### Awesome Olsen Middle School

Built on Legacy. Driven by Purpose. One Team, One Goal.

© 754-323-3825

■ brandee.harris@browardschools.com

### SOUTH BROWARD HIGH SCHOOL

### "B" RATED SCHOOL

#### **Programs Offerings:**

Our specialized programs are designed to ignite a passion for learning and help every student discover their unique strengths. Whether your child dreams of exploring the arts, diving into STEM, mastering a world language, or preparing for future careers, our programs provide a rich and engaging experience that opens doors to endless possibilities. We believe in nurturing the whole child-academically, socially, and emotionally—through hands-on learning, real-world connections, and a supportive school community. Our dedicated educators are committed to helping students reach their highest potential in a vibrant, safe, and welcoming environment.

#### Marine Science Magnet Cambridge





Cambridge International School

**Advanced Placement** 



#### iCAN Magnet



**Dual Enrollment** 



#### **New Police NTLs:**



We have a new North Lake Neighborhood Team Leader (NTL) as Ofc. Matt Fregin has been promoted. We welcome Ofc Reggie Routier who will be joining South Lake NTL, Ofc. Mike Sinnes. Congratulations to Sgt. Fregin on his promotion!





#### WORK WITH A LOCAL REAL ESTATE EXPERT.

AMBASSADOR & BOARD MEMBER OF THE GREATER HOLLYWOOD CHAMBER OF COMMERCE NEW BOARD MEMBER FOR HOLLYWOOD LAKES CIVIC ASSOCIATION

SUPPORT LOCAL, LIVE LOCAL.







#### RAMON FRANCO, R FRANCO GROUP

"We LOVE living in Hollywood"

Realtor-Associate®

Berkshire Hathaway HomeServices EWM Realty

305.798.9150 direct call/text ramon.franco@me.com | franco.ewm.com

CONNECT WITH US O f X in

BERKSHIRE **HATHAWAY** HOMESERVICES

**EWM REALTY** 

2750 NE 185 ST, SUITE 101 AVENTURA, FL 33180

SCAN QR CODE FOR FULL REVIEWS



### Results that move you.















"Ann and Jeff are much more than your run-of-the-mill realtors. They are part shrink, lawyer, and architect. They sold our house and found us a new one in record time. We let them drive the bus and they steered us in the right direction at every turn. They are the "real deal" estate agents."

- Seller, 1020 S. Southlake Drive, Hollywood

#### We do your homework!

"Sell" is a verb. Maximizing the value of your property requires action - selling! Of the many decisions to be made – from whether updates and repairs are warranted, and staging, marketing, and promotion, to negotiation of favorable contract terms – the most important is proper pricing, informed by the right market comparables and by your property's unique attributes.

What is the value of good advice, or the cost of poor advice?

Don't underestimate it — with the economics of property it can be significant. If you're considering a move, give us 30 minutes with you, and we are confident it will provide a return on your investment.

#### Reset your Standards.

-Ann & Jeff

Mager McQueen - The Hollywood Compass Team.

#### Ann McQueen

Principal Agent 954.673.2842

ann.mcqueen@compass.com

#### Jeff Mager

Principal Agent 954.520.8373

jeff.mager@compass.com







All material presented herein is intended for informational purposes only. Information is compiled from sources deemed reliable but is subject to errors, omissions, changes in price, condition, sale, or withdrawal without notice. All measurements and square footages are approximate. Exact dimensions can be obtained by retaining the services of an architect or engineer. This is not intended to solicit property already listed. Nothing herein shall be construed as

legal, accounting or other professional advice outside the realm of real estate brokerage. Compass is a licensed real estate broker. Equal Housing Opportunity.

#### Letter to Editor

I recently attended a public outreach meeting regarding the proposed demolition of a midcentury single-family home and the construction of a non-residential building at 1434 Monroe Street, right in the heart of our residential neighborhood.

Let me be clear: approving this project would set a dangerous precedent that threatens the integrity and future of our historic Hollywood Lakes community.

This neighborhood is a peaceful, well-established enclave of single-family homes. Many of us choose to live here specifically because of its residential charm, stability, and historic character. Allowing non-residential development here, regardless of intended use, violates the intent of our zoning laws and undermines the very essence of what makes this community special.

This proposal is incompatible with the surrounding homes. The street is narrow, parking is limited, and increased traffic raises serious safety concerns. Beyond the physical impact, there are economic consequences. Local realtors have made it clear: commercial or non-residential buildings drive down home values and make the area less attractive to potential buyers seeking a family-oriented community.

Granting a zoning variance for this project would open the floodgates for future exceptions and demolitions, effectively destroying the historic residential fabric of the Lakes district. Once we allow the first intrusion, we lose the ability to say "no" to the next.

It's also worth noting: there are already nearby areas zoned for mixed-use, with commercial properties currently available. There is no justification for encroaching on a residential block when more appropriate locations exist.

More than 450 concerned residents have already signed a petition opposing this development, with more joining daily. Lawn signs are going up across our neighborhoods, and other cities are organizing to defend their communities from similar threats.

I urge our city officials and civic associations to uphold the zoning protections in place and reject this proposal outright. We must act now to preserve the character, safety, and future of our neighborhood—before it's too late.



Michelle Lopate - Resident of Hollywood Lakes



2021 Thomas Street Hollywood 954-923-6301 • 954-587-9778

Mon - Fri 8am - 5pm • Sat 8am - 12pm

Mastercard • Visa • Discover Financing Available **CUT OUT AD FOR SAVINGS** 

10%<sup>0FF</sup>

Any New Service Work

May not be used with any other discount. Must be presented at time of service

1 Coupon per Household. Expires 11/30/25



### GOOD EATIN' IN THE LAKES!



#### By Kim Ottaviani – HLCA Director

What's the problem with indulging in too much during pumpkin spice season?

You'll get autumn-y ache. ba dum dum

Do we need more suggestions for "pumpkin spice" options now that it has spiced up and spilled over into every season of the year and is available in products of every sort from baked goods, cereals, and pastas to sauces, spreads, ice cream, salty snacks and yogurts?!

Well, yes we do so here are two cool options to let more gourd times roll!

#### **Savory Pumpkin Dip**

1 (8 oz.) brick cream cheese

1/2 cup shredded cheddar

1/2 cup pumpkin puree

1/4 cup chopped toasted pecans

6 slices of bacon, cooked and crumbled

3 green onions, thinly sliced

1/2 tsp. seasoned salt

1/4 tsp. ground cinnamon

Mix all ingredients together with a spoon or an electric mixer. Serve garnished with extra bacon and green onions if desired. Suggestions for dipping: crackers or veggies of choice, pretzel crisps, tortilla chips.

#### **Pumpkin Cheese Ball**

8 ounces cream cheese

34 cup canned pumpkin

1 cup drained crushed pineapple

2 cups shredded sharp cheddar

1 cup cooked chopped bacon

1 T onion finely chopped

Beat cream cheese, pumpkin and pineapple together. Stir in cheddar cheese, bacon and onion. Chill mixture for at least one hour. Shape mixture into a ball. Score sides with a knife to resemble a pumpkin. Add celery leaves for the stem. See options above to squash into.

And this hot spicy option will surely give those at the table pumpkin to talk about and carve right into.

#### **Baked Pumpkin Honey Goat Cheese**

1 cup goat cheese

1/3 cup pumpkin puree

1/3 cup crème fraiche, Greek yogurt or sour cream

2 tbsp. honey

1/4 cup grated parmesan

1 tsp. salt

1/2 tsp. pumpkin pie spice or cinnamon

Preheat oven to 375 degrees. Combine all ingredients and pulse until it becomes a creamy consistency. Transfer into an oven dish. Bake for 20 minutes, then broil for 2-3 minutes until golden on top. Serve. You know the drill for dipping options.

And <u>finally</u> an <u>adults</u>-only offering to pump-kin spice up the night.

#### **Pumpkin Martini**

2 ounces vodka

1 ounce of half and half

1 T pumpkin puree

Splash of vanilla (or option to use vanilla vodka) Sprinkle of cinnamon, nutmeg, cloves, ginger to taste

(option to use pumpkin pie spice)

Combine and shake well with ice and strain into a crushed graham cracker and brown sugar rimmed martini glass. Makes one serving so plan accordingly. And some recipes suggest adding a splash of Irish liquor. I'm thinking the salted caramel version might be a tasty addition and perhaps there's a pumpkin spice version out there as an option for the picking.

In any event all these recipes can be modified to taste so enjoy and patch you later. Learn about new & future streetscape improvements and redevelopment projects in Downtown Hollywood while visiting restaurants, galleries & shops, and enjoying art, music, murals, outdoor markets & more at the

# DOWNTOWN HOLLYWOOD

September 20 · October 18 · November 15 · December 20 3rd Saturday of Every Month · 6pm-10pm



ARTISAN MARKET & LIVE MUSIC

Harrison Street between 20th & 21st Avenues



MURAL PROJECT TOUR
FREE guided walking tour

Meet at the Information Tent (Harrison Street & 20th Ave)



GALLERY TOUR
FREE guided walking tour

Meet at the Information Tent (Harrison Street & 20th Ave)



MAGIC SHOW
FREE performance

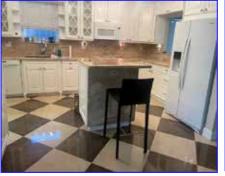
Cinema Paradiso (2008 Hollywood Blvd)

ON-STREET METERED PARKING AVAILABLE • GARAGE PARKING: 251 S. 20th Avenue

HollywoodCRA.org/ArtWalk

#### **Hollywood Lakes**





### 1107 Adams St - \$780,000

Hollywood Lakes home just steps to Southlake, 2014 total top to bottom renovation including barrel tile roof. Over 2100 sq ft, 2 bed, 2 bath, family room with wet bar, bonus room or office, features marble counters in kitchen, gorgeous Italian marble floors throughout, beautiful marble bathrooms, master Jacuzzi bath with skylight, screened patio, 2023 cent A/C.



Barbara A. Marks
954-398-1047
Broker / Owner
CRB, CRS, CIPS, CLHMS
MonarchHWD@aol.com
BarbaraMarks.Realtor





#### **Hollywood Hills**





#### 4807 Cleveland St - \$785,000

Spacious 3,444 sq ft, 3 bed 2 bath, wood/granite eat-in kitchen open to family room, game room with wet bar & fireplace, covered patio, pool with hot tub, 2025 A/C, 2022 barrel tile roof. Near shopping, restaurants, I-95, Airport, blocks to Memorial Hospital, walk to houses of worship.

#### Monarch Properties fullo

2012 Hollywood Blvd. Hollywood, FL 33020 954-921-1003 MonarchPropertiesFL.com



#### **Price Drastically Reduced!**



#### 3101 S OCEAN DR. APT #707

- 3 beds | 2 baths | 2,627 sq ft
- · Freshly painted and move-in ready for immediate enjoyment
- · Two-story state-of-the-art fitness center for elevated workouts
- · Beachside service offers luxury living right on the sand
- Includes air-conditioned storage and two parking spaces

PRICED TO SELL FAST —

es OWNER BEING TRANSFERRED



#### **OCEAN PALMS**

Breathtaking views
Expansive balconies
Floor-to-ceiling windows
A private elevator
Exquisite top-tier amenities

\$1,500,000











#### KAREN MEYER

(954) 445-6007

30+ YEARS OF EXPERIENCE MULTIMILLION DOLLAR PRODUCER





#### Important Meetings and Events This Fall

As we return from the summer break, the HLCA and the City of Hollywood each have a full schedule of important and interesting meetings and events for the remainder of the year:

**Sunday Sept 7th:** Open House at the Hammerstein House to view the Hollywood Historical Society's Creating Community Circle civic association exhibit.

**Tuesday Sept. 9th:** Our Sept. General Meeting with Property Appraiser, Marty Kiar at the Beach Center, 7pm. 1301 S. Ocean Drive.

Thursday, September 11th: City will host a Community Meeting to discuss the upcoming Comprehensive Plan, 6:30pm at the Beach Center.

**Tuesday Oct 7th:** The annual National Night Out, an HLCA and Police event, will be held at the ArtsPark beginning at 6pm as part on the City's Centennial Celebration.

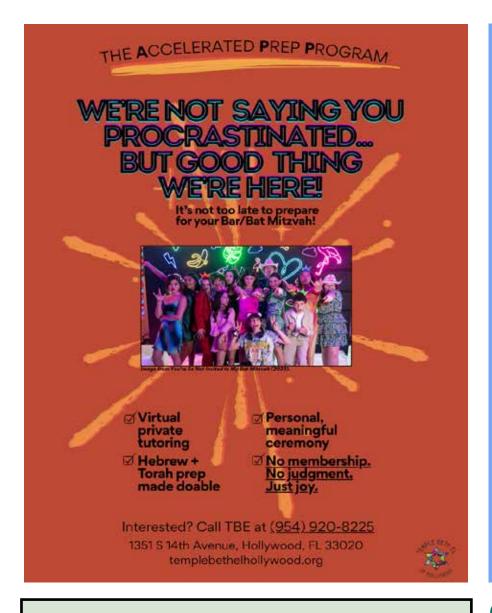
**Tuesday Oct 14th:** The HLCA will host our Oct. General Meeting at the Beach Center with a presentation by the City's Dept of Planning and Dev. Services on new zoning procedure and an update on the 1301 beach hi-rise project approved in 2022.

**Tuesday Nov 4th:** SPECIAL DAY – The HLCA will host our Nov. General Meeting at the Beach Center. Our Guest Speaker will be new Fire/Rescue Chief, Jeffery Levy, 7pm

**Saturday Nov 8th:** The Annual Cardboard Boat Races at the Hollywood Marina. 8am to noon. Come join the fun! **Tuesday, Dec 9th:** The HLCA will host our annual Holiday Social at the Art and Culture Center, 1650 Harrison Street, 6:30pm

Parking is free at the Beach Center parking lots.







# GULU SI

MARKETING GRAPHICS &

- Creative Design and Artwork
- · Specializing in full color printing
- Small runs to large
- Business Cards
- Banners
- Brochures

- · The latest in printing technology
- · Complete mailing services
- Speedy turnaround/delivery
- Flyers
- Catalogs
- Calendars

#### PRINTING • COPYING • DESIGN

**Complete In House Capabilities** 

(305) 931-2755

www.GoldStarOnline.com

Free Delivery!

### Proud To Mail Your HLCA **Newsletter Since 1999**

1151 W Lake St.

Sale Price: \$860,000



Since 1980

#### **Political Mail Specialists**

**Graphic Design • Printing • Mailing Lists** 

Mailing Services · Laser Letters · Bulk Mail

voice: 954.921.0000

email: info@mastermailer.com

3389 Sheridan St. · Suite 471 Hollywood, FL 33021-3606







\equiv ... www.mastermailer.com 🍕



#### **ENJOY THESE THREE GREAT RESTAURANTS**

### EAT ON THE WATER



# LUNCH, DINNER & WEEKEND BRUNCH ON THE WATER

Sophisticated ambiance & Wine Spectator award-winning cellar.



LUNCH & DINNER DAILY WEEKEND BRUNCH HAPPY HOUR

# fresh. coastal. casual.

Catch an island vibe while dining under our tropical tiki.



LUNCH & DINNER DAILY WEEKEND BRUNCH HAPPY HOUR

W New WECAREHOSPITALITYFLA.COM

### "AMERICA'S Best Burger"

As heralded by **Oprah Winfrey** and **GQ Magazine**.



HOLLYWOOD BEACH

LUNCH & DINNER SEVEN DAYS A WEEK

### Join the Hollywood Lakes Civic Association!

P.O. Box 22-3922 • Hollywood, FL 33022-3922

Your \$25 annual membership helps fund:

- Events like Picnics and Socials
- Communication to residents through this newsletter, our email lists and our website

#### www.hollywoodlakes.com

- Historic preservation and beautification projects
- Meeting venues & refreshments

...Just to name a few

Membership Renewal: Through 12/31/26

New Member:

Through 12/31/26

Name:\_\_\_\_

Address:\_\_\_

City, State & Zip\_\_\_\_\_

Phone:\_

E-mail:\_

#### **Hollywood Lakes**

Civic Association, Inc. P.O.Box 22-3922 Hollywood, FL 33022-3922 Standard
U.S.Postage
PAID
Mastermailer, Inc.



