

**DELEGATION REQUEST.....BROWARD COUNTY COMMISSION**

To Person Wishing to Appear Before the Broward County Commission:

Please fill out this form and return to: Planning and Development Management Division; Governmental Center West, 1 North University Drive, Suite 102-A, Plantation, FL 33324. You will be contacted promptly with an appearance date. If you have printed material you want the Commission to receive in regard to your appearance, please enclose it when you return this form. Do not wait until the day of your appearance to distribute it. Thank you for your cooperation.

Plat Name: Hollywood (folio #'s 5142150 - 21220, 21230, 2110, 21140, 21150, 21190)

Plat Number: Block 58

Plat Book & Page: Book 1, Page 21

MG3 Hollywood, LLC ("MG3")	6/13/17
<small>NAME OF DELEGATION OR GROUP</small>	<small>DATE OF REQUEST</small>

Keith Poliakoff, Esq.	200 East Las Olas Boulevard	954-713-7644
<small>NAME OF PERSON REPRESENTING GROUP</small>	<small>ADDRESS</small>	<small>PHONE NUMBER</small>

Extension of time to claim transportation concurrency and other impact fee credits for the Block 58 project.
<small>SUBJECT YOU WISH TO DISCUSS</small>

Use this space for any explanatory comments you feel necessary.

See attached.

HAVE YOU EVER CONTACTED ANYONE IN COUNTY GOVERNMENT IN REGARD TO THIS SUBJECT?  <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	IF SO, WHO?	Evy Kalus
	WHEN?	April 20, 2017
	WHAT WAS THE RESULT?	The submission of the instant application.

5 minutes		Yes
<small>APPROXIMATE TIME YOU WILL NEED</small>	<small>HOW MANY PERSONS WILL APPEAR WITH YOUR GROUP?</small>	<small>ARE MATERIALS ATTACHED FOR THE COMMISSION'S REVIEW?</small>

TO BE COMPLETED BY THE ADMINISTRATOR'S OFFICE ONLY		
	<small>DATE DELEGATION SCHEDULED TO APPEAR</small>	<small>DELEGATION NOTIFIED</small>

**SEE REVERSE SIDE FOR SUBMISSION REQUIREMENTS**

**ARNSTEIN & LEHR LLP**  
*Accomplished lawyers who understand your goals.*

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June 13, 2017

***Via US Mail and Email: [ekalus@broward.org](mailto:ekalus@broward.org)***

Evy Kalus, Senior Planner  
1 N. University Drive  
Plantation, Florida  
33324

**Re: MG3 Hollywood, LLC – Block 58 Project– Request for Extension to Timeframe to Claim Transportation Concurrency Impact Fee Credits pursuant to Section 5-180(e)**

Dear Ms. Kalus:

We are writing to you on behalf of MG3 Hollywood, LLC, the owner and developer of the Block 58 project located within the City of Hollywood. Please consider this letter and enclosed application as MG3's formal request for an 18-month extension, commencing the later date of either the issuance of the demolition permit or the conclusion of all Block 58 litigation, in order to claim the transportation concurrency impact fee credits and all other applicable impact fee credits for the Block 58 project, in accordance with Section 5-180(e) of the Broward County Code of Ordinances.

By way of background, commencement of the Block 58 redevelopment project requires the complete demolition and rehabilitation of three buildings located along Block 58 in Downtown Hollywood. One of the central buildings in the redevelopment effort is the former Hollywood "Bread Building." Prior to MG3's ownership of the Bread Building, the previous owner entered into a license agreement with the neighboring Red Apple Charter School to utilize one hundred (100) parking spaces in the Bread Building's garage.

In March of 2015, after the Bread Building's fire alarms and related life safety systems had been stolen for the second or third time, MG3 decided to terminate the school's license agreement and it boarded up the Bread Building including its garage.

Despite termination of the license agreement, Red Apple maintains that it has the right to use up to 100 parking spaces in the Bread Building's garage. Based on Red Apple's demand for parking, litigation with MG3 and the City of Hollywood commenced in May, 2015, and remains ongoing. (MG3 Hollywood, LLC v. Red Apple Hollywood, LLC, Case No. CACE 15-008746 (25)).

CHICAGO MIAMI FORT LAUDERDALE WEST PALM BEACH BOCA RATON SPRINGFIELD

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ARNSTEIN & LEHR LLP  
Maite Azcoitia, Esquire  
Deputy County Attorney  
June 13, 2017  
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As a result of the protracted litigation, and the threat of an eventual appeal, MG3 has experienced unique and extraordinary circumstances which continue to delay the start of this project.

Therefore, as a direct result of the delays caused by the instant litigation, MG3 respectfully requests that the Commission grant an 18-month extension, commencing the later date of either the issuance of the demolition permit or the conclusion of all Block 58 litigation, in order to claim the transportation concurrency impact fee credits and all other applicable impact fee credits for the Block 58 project, in accordance with Section 5-180(e) of the Broward County Code of Ordinances.

Very truly yours,



Keith M. Poliakoff  
For the Firm