



Teresa Freeman, Broker <teresa@floridarealtyfusion.com>

Fwd: [EXT]5832 Washington St.

1 message

HOWIE JAKOBI <jakobi11@icloud.com>
To: teresa@floridarealtyfusion.com

Wed, Dec 3, 2025 at 4:33 PM

Sent from my iPhone

Begin forwarded message:

From: Adrian Carrillo <acarrillo@hollywoodfl.org>
Date: December 3, 2025 at 1:46:06 PM EST
To: jakobi11@icloud.com
Subject: RE: [EXT]5832 Washington St.

Good afternoon Howie,

You may access the link below to our GIS and Zoning and Land Development Regulations.

[City of Hollywood FL Zoning Code Ordinance | Gridics](#)

Per our Gridics system, the site is located within the S-MU Zoning district.

5832 WASHINGTON ST, Hollywood, FL 33023



Zoning Property Details Use(s) Layers

BASIC ZONING

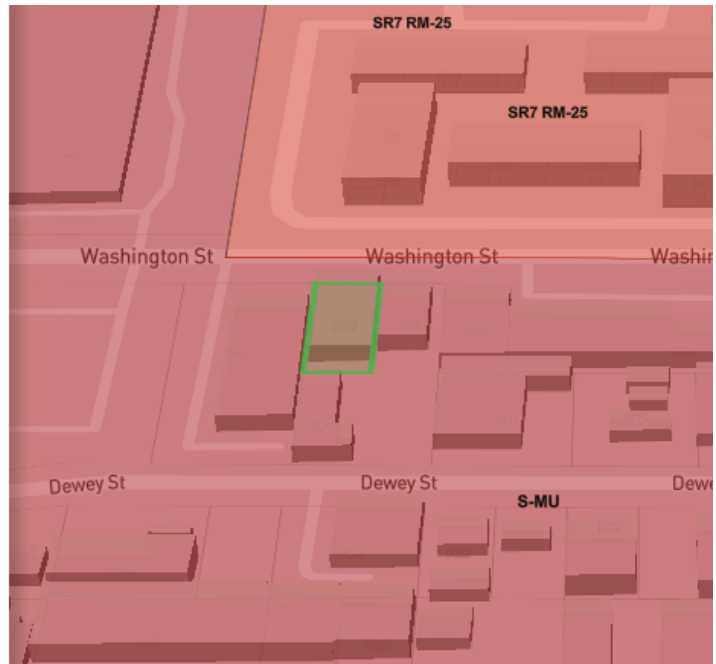
Zone: S-MU
Existing Building Use: WAREHOUSE
Existing Land Use: Industrial
Allowed Use(s): [View Detailed Uses](#)

ADDITIONAL ZONES

FEMA Flood Zone: X 0.2 Percent Annual Chance Flood Hazard, AH
Base Flood Elevation: 10

OVERLAYS

- [Transit Oriented Corridor \(TOC\)](#)



Please see the height regulations for the S-MU Zoning designation which can be found in Section 4.6 of the Zoning and Land Development Code.

(ii) S-MU – South Mixed-Use District Development Regulations Table.

S-MU - SR7 South - Mixed-Use District Development Regulations	
MAXIMUM DENSITY	
Single Use Buildings	Vertical Mixed-Use Building Bonus
36 Dwelling Units per Acre	50 Dwelling Units per Acre
The number of hotel rooms is double the maximum number of dwelling units.	
MAXIMUM HEIGHT	
Single Use Buildings	Vertical Mixed-Use Building Bonus for Sites or portions of sites fronting State Road 7
North of Hollywood Boulevard: 85 ft. South of Hollywood Boulevard: 65 ft.	175 ft.
Sites or portions of sites within 100 feet of MF-9, MF-25, and other residential zoning districts: 45 ft.	

If you would like a written confirmation of this information, or more information, you may request a Zoning Verification Letter. Please see the link below.

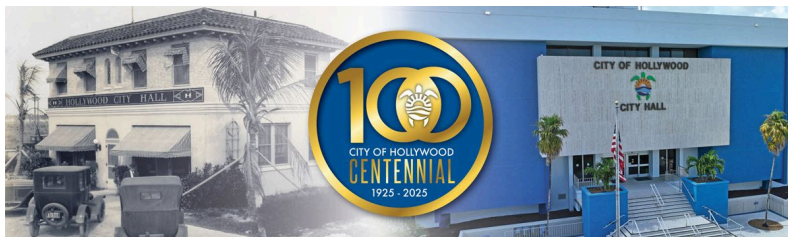
[Certificates of Use | Hollywood, FL - Official Website](#)

Best Regards,

Adrian Carrillo
Principal Planner/Supervisor
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