

ATTACHMENT C

Public Participation Outreach

VIRTUAL COMMUNITY MEETING

Date: SEPTEMBER 8th 2023

Century Structures is representing the client below who is developing a multi-family townhome complex at the address 1837-1855 Johnson Street Hollywood, FL 33020. We invite you to attend a Virtual Community Meeting to share our vision of this site.

Owner:

Ghasem Jafarmadar & Tida Saniei
1837-1855 JOHNSON ST HOLLYWOOD FL 33020

File Number:

23-DP-25

The hearing is being held to offer the community a preview of what is being designed and to obtain project feedback. All interested parties are encouraged to participate in the virtual meeting. We will be presenting this proposed project and immediately following the presentation will be a time to address any questions or concerns you may have.

Meeting Details:

MEETING TO BE HELD ON: September 8, 2023, AT 3:00 PM

CONTACT INFORMATION: tara@centurystructures.com

If you have questions regarding the proposed project or need assistance to access the Google Meets application, we request that you please send via email in advance of the meeting. To participate, you must access the link provided below:

Friday, September 8, 2023 · 3:00 – 5:00pm

Time zone: America/New_York

Google Meet joining info

Video call link: <https://meet.google.com/zxz-tpvd-xqq>

Or dial: 458-203-0434 PIN: 889 529 880#

Century Structures Co.
hello@centurystructures.com
954-854-0326
<https://www.centurystructures.com>



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdrmiami.com | diana@rdrmiami.com | 305.498.1614

August 23, 2023

City of Hollywood
Department of Development Services, Division of Planning
2600 Hollywood Blvd, Suite 315
P.O. Box 229045
Hollywood, FL 33020

Re: Property owners within 500 feet of:

SUBJECT: 1837 Johnson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 10 14 0020

SUBJECT: 1855 Johnson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 10 14 0010

This is to certify that the attached ownership list, map and mailing labels are a complete and accurate representation of the real estate property and property owners within 500 feet radius of the external boundaries of the subject property listed above, including the subject property. This reflects the records on file in the Property Appraisers' Office as of 8/17/2023.

I affirm the notices for the attached Public Outreach Meeting were mailed to all property owners as noted above, to the Division of Planning, as well as to registered civic and neighborhood associations as provided by the applicant and the site was posted on 8/23/2023.

Sincerely,

RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **144, including 3 international**

(This includes the Division of Planning, registered civic and neighborhood association(s) as provided by the applicant, the Mayor and 6 commissioners)

Name 1	Name 2	Address	City	State	Zip	Country
ALI, MOHAMED ANFOR		67 STATION ROAD WEST WICKHAM	KENT BR40PY			UNITED KINGDOM
DODARO INVESTMENT CORP		26 JEAN-TALOW W	MONTREAL QC		H2R 2W5	CANADA
PEREZ, MARY S	SAVIOTTI, EDUARDO	28 CONCESSION RD	FORT ERIE ON		L2A 4G4	CANADA
1010 HOLLYWOOD LLC		1911 NE 206 ST	NORTH MIAMI BEACH	FL	33179	USA
1825 JOHNSON STREET LLC		3301 NE 183 ST UNIT 2007	AVENTURA	FL	33160	USA
1842 JOHNSON STREET LLC		88-02 136 ST	RICHMOND HILL	NY	11418	USA
1901 JOHNSON ST LLC		1901 JOHNSON ST	HOLLYWOOD	FL	33020	USA
1905 LINCOLN LLC		1905 LINCOLN ST	HOLLYWOOD	FL	33020	USA
1905 LINCOLN LLC		2212 WASHINGTON ST	HOLLYWOOD	FL	33020	USA
1905 LINCOLN LLC		4952 SW 38 WAY	FORT LAUDERDALE	FL	33312	USA
1909 JOHNSON ST LLC		3535 S OCEAN DR #906	HOLLYWOOD	FL	33019	USA
1911 LINCOLN PROJECT LLC		1800 W 68 ST SUITE 118	HIALEAH	FL	33014	USA
5350-5378 SUNRISE BLVD LLC		1930 LINCOLN ST	HOLLYWOOD	FL	33020	USA
7 PATAI INC		19880 NE 24 CT	NORTH MIAMI	FL	33180	USA
815 N FEDERAL HWY LLC		57 E WILLOW TREE RD	SPRING VALLEY	NY	10977	USA
928-936 N FEDERAL HIGHWAY LLC		922 DIPLOMAT PKWY	HALLANDALE BEACH	FL	33009	USA
A G W HOLDINGS LLC		711 S 10 AVE	HOLLYWOOD	FL	33019	USA
ACS 1856 LLC		820 NE 5 TER	FORT LAUDERDALE	FL	33304	USA
AEV PROPERTIES LLC		1825 PONCE DE LEON BLVD #259	CORAL GABLES	FL	33134	USA
ALBO INVESTMENTS LLC		2421 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
ALVARADO, VICTOR		1928 GRANT ST	HOLLYWOOD	FL	33020	USA
AREVALO, JANETTE P		1011 N 19 AVE	HOLLYWOOD	FL	33020	USA
ARRIAGADA, BALBINA	FIGUEROA, MARITZA P	1904 S OCEAN DR #1802	HALLANDALE BEACH	FL	33009	USA
B&G PROPERTIES 1002 LLC		20533 BISCAYNE BLVD SUITE 216	AVENTURA	FL	33180	USA
BALKA, EUGEN & FELICIA		1830 DIXIEANNA ST UNIT 202	HOLLYWOOD	FL	33020	USA
BALKARAN, PHOOLMATEE		1914 JOHNSON ST	HOLLYWOOD	FL	33020	USA
BARRHILL PROPERTIES 18 LLC		502 51 ST NW	BRANDENTON	FL	34209	USA
BEATRIZ R GAVILAN REV LIV TR	GAVILAN, BEATRIZ R TRSTEE	322 BUCHANAN ST #906	HOLLYWOOD	FL	33019	USA
BEATRIZ REYES GAVILAN REV TR	GAVILAN, BEATRIZ R TRSTEE	322 BUCHANAN ST #906	HOLLYWOOD	FL	33019	USA
BELL, DAGMAR T		1030 MELODY LN	HARTWELL	GA	30643	USA
BELLIK, EMINE CEMILE FEZA		20500 W COUNTRY CLUB DR APT 502	AVENTURA	FL	33180	USA
BENITEZ-ARTAVE, ROMINA A		2661 S COURSE DR #101	POMPANO BEACH	FL	33069	USA
BEREZNOJ, ALEKSEJ		3370 HIDDEN BAY DR #2608	AVENTURA	FL	33180	USA
BORTEC INSURANCE GROUP 920 LLC		600 PALM AVE #C	HIALEAH	FL	33010	USA
BROWARD COUNTY	BOARD OF COUNTY COMMISSIONERS	115 S ANDREWS AVE RM 501-RP	FORT LAUDERDALE	FL	33301	USA
BUJOR, CONSTANTIN JR		2400 SW 139 AVE	DAVIE	FL	33325	USA
CAPITAL MANAGEMENT AD LLC		11 MONAHAN AVE	STATEN ISLAND	NY	10314	USA
CARLTON R GUTHRIE REV LIV TR	GUTHRIE, CARLTON R TRSTEE	271 SW 167 AVE	PEMBROKE PINES	FL	33027	USA
CARNEIRO, GABRIELA E	LEPORT, PIERRE A CHARLES HENRI	5324 NE 6 AVE APT A	FORT LAUDERDALE	FL	33334	USA
CASTELLUBER INVESTMENTS LLC		477 STUYVESANT AVE	LYNDHURST	NJ	07071	USA
CB GRANT 1917 LLC		18553 SW 12 ST	PEMBROKE PINES	FL	33029	USA
CB GRANT 1927 LLC		18553 SW 12 ST	PEMBROKE PINES	FL	33029	USA
CHAJU INVESTMENT LLC		1175 NE MIAMI GARDENS DR #506	MIAMI	FL	33179	USA
CHEKROUN, SARAH		16379 SW 2 DR	PEMBROKE PINES	FL	33027	USA
CHERIN, ROBERT E & STARLA A		1928 HAYES ST	HOLLYWOOD	FL	33020	USA
CHINTEA, ANA		605 IVES DAIRY ROAD #305	MIAMI	FL	33179	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
COCKERELL, OLGA		959 HARRISON ST	HOLLYWOOD	FL	33019	USA
COHEN, SHALEV		1761 W HILLSBORO BLVD #314	DEERFIELD BEACH	FL	33442	USA
COOL HILLS INVESTMENTS LLC		271 SW 167 AVE	PEMBROKE PINES	FL	33027	USA

COSTACHE, IULIANA	COSTACHE, MIHAIL	1830 DIXIEANNA ST #402	HOLLYWOOD	FL	33020	USA
DANIELLE AGUIAR LIV REV TR	CHRISTINE M PROST LIV REV TR	PO BOX 290484	DAVIE	FL	33329	USA
DIMITROVA, SVETLA & TODOR		1939 JOHNSON ST	HOLLYWOOD	FL	33020	USA
DIXIANA COND ASSOC INC		4350 SW 59 AVE #A	DAVIE	FL	33314	USA
DUISHEKEEV, NURBEK		1916 GRANT ST #1-2	HOLLYWOOD	FL	33020	USA
DUO TRUST LLC		1070 WATERSIDE LN	HOLLYWOOD	FL	33019	USA
ENCORE REALTY TR	ENCORE MGMT LLC TRSTEE	12525 ORANGE DR #708	DAVIE	FL	33330	USA
ENJOY THE ROAD LLC		1400 NE 169 ST	NORTH MIAMI BEACH	FL	33162	USA
ENZ, META		1830 DIXIEANNA ST APT 506	HOLLYWOOD	FL	33020	USA
ESCANES, STEFAN A		9424 BEAVER BROOK DR	COLORADO SPRINGS	CO	80908	USA
ESTEVEZ, JULIO C H/E	ESTEVEZ, PABLO N & LERA, STEPHANIE	1007 N 19 AVE UNIT 3	HOLLYWOOD	FL	33020	USA
EWG REAL ESTATE US LLC		2885 SANFORD AVE SW #15048	GRANDVILLE	MI	49418	USA
F&R GROUP LLC		18246 COLLINS AVE	SUNNY ISLES BEACH	FL	33160	USA
FAM PROP LLC		18792 NW 79 WAY	HIALEAH	FL	33015	USA
FIERIMONTE, MELDOY H/E	FIERIMONTE, DANIEL	1850 LINCOLN ST	HOLLYWOOD	FL	33020	USA
FIERIMONTE, MELODY		1854 LINCOLN ST	HOLLYWOOD	FL	33020	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
FLORIDA ZION LAND TR	LEVY, MOSHE TRSTEE	3721 CLEVELAND ST	HOLLYWOOD	FL	33021	USA
G&T ENTERPRISES FL LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
GABOR, SILVIA		1830 DIXIEANNA ST #301	HOLLYWOOD	FL	33020	USA
GALIA, NICOLE		150-38 25 AVE 2 FL	WHITESTONE	NY	11357	USA
GARCIA, JERONIMO		5140 SW 40 AVE #7C	DAVIE	FL	33314	USA
GARCIA, JERONIMO C		2167 NOVA VILLAGE DR	DAVIE	FL	33317	USA
GATOR 2034 JAG LLC ETAL	%CVS HEALTH #2732-01	CVS/ALTUS PO BOX 1610	COCKEYSVILLE	MD	21030	USA
GLEAN FADA LLC		19790 W DIXIE HWY STE 1111	AVENTURA	FL	33180	USA
GOMEZ, MARCELA		691 LAKE BLVD	WESTON	FL	33326	USA
GRECU, MARIOARA R		1830 DIXIEANNA ST #206	HOLLYWOOD	FL	33020	USA
GUMMAKONDA PROPERTIES INC		1011 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
H&M ASSOCIATES INC		2051 NW 112 AVE STE 121	MIAMI	FL	33172	USA
HACOLBESEDER LLC		PO BOX 801910	MIAMI	FL	33280	USA
HARRILAL, RAJENDRA	HARRILAL, SHEERIN	281 SW 9 AVE	HALLANDALE BEACH	FL	33009	USA
HEADWAY NEW VISTAS LLC		4740 N STATE ROAD 7 #201	FORT LAUDERDALE	FL	33319	USA
HSIEH, TZAY LIN		1830 DIXIEANNA ST #405	HOLLYWOOD	FL	33020	USA
HUMBELINA D ALEMANY TR	ALEMANY, CANDY M TRSTEE ETAL	360 SOLANO PRADO	CORAL GABLES	FL	33156	USA
IONESCU, DANIELA		1830 DIXIEANNA ST UNIT 602	HOLLYWOOD	FL	33020	USA
JAFARMADAR, GHASEM &	SANIEL, TIDA	1619 HARRISON ST	HOLLYWOOD	FL	33020	USA
KEILL, ROBERT J & GALE E		1454 TYLER ST	HOLLYWOOD	FL	33020	USA
KHAIKIN, EVGENY		240 FRANCISCO LN #15427	FREMONT	CA	94539	USA
KJB ONE INC		1050 N FEDERAL HWY	HOLLYWOOD	FL	33020	USA
LAPUSTE, PETRE		5853 SW 89 TER	COOPER CITY	FL	33328	USA
LAS MALVINAS LLC		500 BAYVIEW DR #220	SUNNY ISLES BEACH	FL	33160	USA
LASEPIM REV LIV TR	RAMON ATTERBURY, C A TRSTEE ETAL	7301 POINCIANA CT	MIAMI LAKES	FL	33014	USA
LINCOLN APARTMENTS LLC		4350 SW 59 AVE BLDG A	DAVIE	FL	33314	USA
MARSHALL ESTATES TR	QUINTUS, VICTORIA L TRSTEE	4005 HAYES ST	HOLLYWOOD	FL	33021	USA
MCALLISTER, ANN		1830 DIXIEANNA ST #304	HOLLYWOOD	FL	33020	USA
MCDONALD, ADRIEN LEE		1910 JOHNSON ST	HOLLYWOOD	FL	33020	USA
MIVAL GROUP 900 LLC		17270 NE 19 AVE	NORTH MIAMI BEACH	FL	33162	USA
MOHAMMADPOUR, MOHAMMAD REZA		701 NE 4 CT	HALLANDALE BEACH	FL	33009	USA
MOR, ISRAEL	MOR, OFRA	3370 NE 190 ST #1211	AVENTURA	FL	33180	USA
NEIL B SMILEN REV TR		5300 WASHINGTON ST #313J	HOLLYWOOD	FL	33021	USA
NOONAN, TERRY L	NOONAN, MARK W	1025 N 19 AVE	HOLLYWOOD	FL	33020	USA

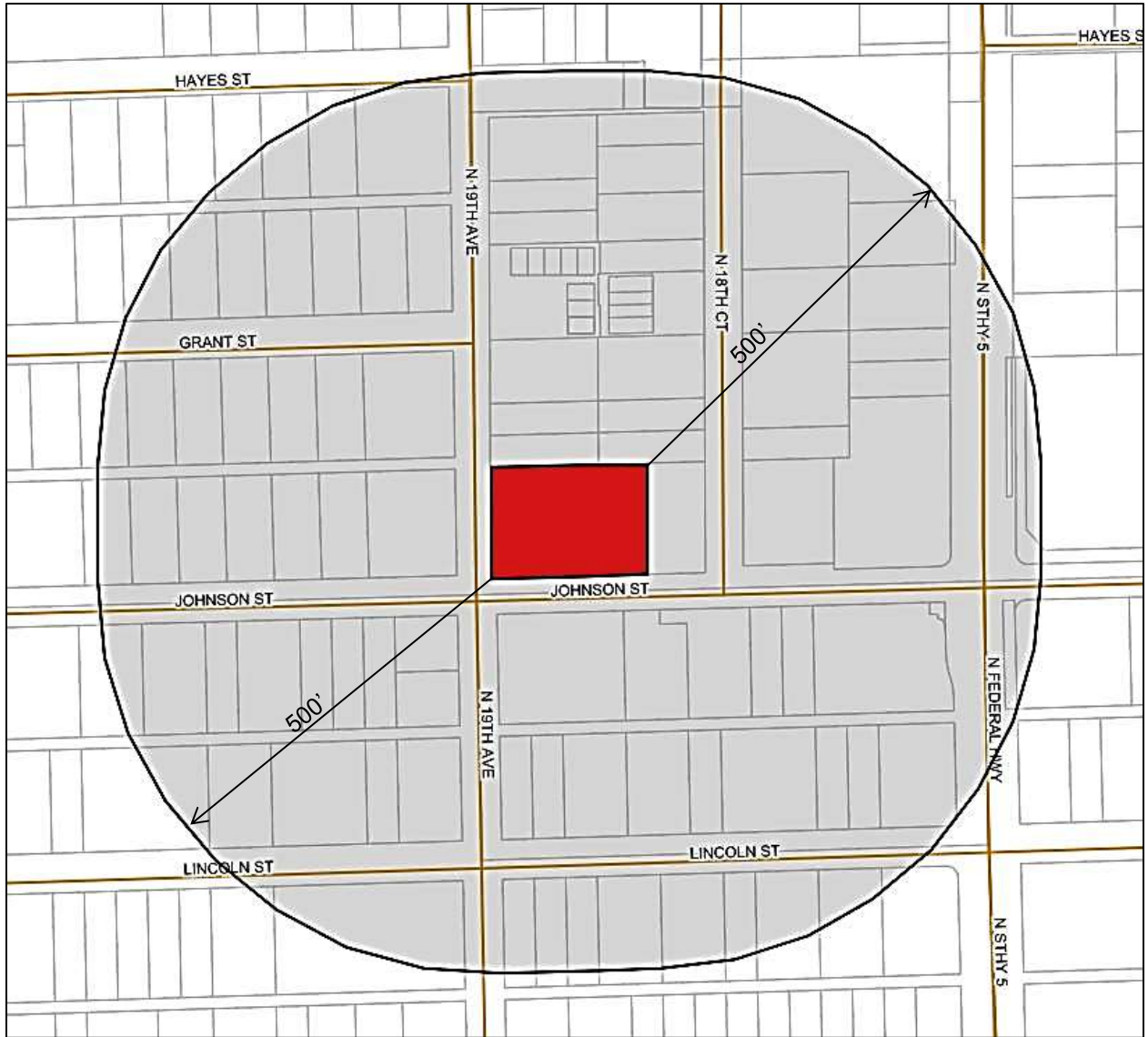
OCEAN FAM TR	MARSICO, SAMANTA KARINA TRSTEE	2167 NOVA VILLAGE DR	DAVIE	FL	33317	USA
OMER LLC		1835 E HALLANDALE BCH BLVD #761	HALLANDALE BEACH	FL	33009	USA
OROZCO, WILFREDO M		1200 TALLWOOD AVE APT 307	HOLLYWOOD	FL	33021	USA
PEDRAGON, MAGALY		1910 GRANT ST	HOLLYWOOD	FL	33020	USA
PINNOCK, EVERETT S		1830 DIXIEANNA ST UNIT 401	HOLLYWOOD	FL	33020	USA
PKC HOSPITALITY LLC		800 NORTH FEDERAL HWY	HOLLYWOOD	FL	33020	USA
PODUBNII, SERGHEI		1467 EAST BARONET LANE	PALATINE	IL	60074	USA
PRIDHAM, NICHOLAS		1928 JOHNSON ST	HOLLYWOOD	FL	33020	USA
PRIZANT, MICHAEL JULIUS		4641 SW 34 AVE	FORT LAUDERDALE	FL	33312	USA
RADIATOR SPRINGS LLC		1390 BRICKELL AVE #275	MIAMI	FL	33131	USA
ROBINSON, ERICK D		1922 HAYES ST	HOLLYWOOD	FL	33020	USA
S WRIGHT SERVICES INC		4300 US HWY 1 #203-236	JUPITER	FL	33477	USA
SAD HOLDINGS GROUP LLC		3241 SW 44 ST	FORT LAUDERDALE	FL	33312	USA
SAITOVA, FAIRUZA		1830 DIXIEANNA ST #603	HOLLYWOOD	FL	33020	USA
SIMS, VIDA O		5940 SW 94 ST	PINECREST	FL	33156	USA
SKOPP, STEVEN		933 HARBOR VIEW N	HOLLYWOOD	FL	33019	USA
SLATER, SCOTT		6208 ROLLING RD	SPRINGFIELD	VA	22152	USA
SLATER, SCOTT A		6208 ROLLING RD	SPRINGFIELD	VA	22152	USA
SPOREA, ALIN & AFRODITA		1830 DIXIEANNA ST #205	HOLLYWOOD	FL	33020	USA
STALKOL, ERAN		1940 GRANT ST	HOLLYWOOD	FL	33020	USA
STEPHEN J DAVIDSON REV TR		1915 JOHNSON ST	HOLLYWOOD	FL	33020	USA
SUBONJ, GLIGOR &	SUBONJ, FLOAREA	1310 N 28 AVE	HOLLYWOOD	FL	33020	USA
TO LIFE REAL ESTATE LLC		21023 NE 32 AVE	AVENTURA	FL	33180	USA
TORO ESPANA, ANA LORENA		1901 GRANT ST #3	HOLLYWOOD	FL	33020	USA
TRINU, NICOLAE		1333 E HALLANDALE BCH BLVD #211	HALLANDALE BEACH	FL	33009	USA
VALLE, ANTONIO DALLA		1830 DIXIEANNA ST APT 303	HOLLYWOOD	FL	33020	USA
VAZQUEZ, BERTHA Y	VAZQUEZ, ROBERT	2348 NW 107 TER	SUNRISE	FL	33322	USA
VENTURA LIGHTS LLC		2600 ISLAND BLVD UNIT 1702	AVENTURA	FL	33160	USA
VIVA HOLLYWOOD LLC		2721 EXECUTIVE PARK DR #4	WESTON	FL	33331	USA
VOLMAN REAL ESTATE INV LLC		1825 PONCE DE LEON BLVD #259	CORAL GABLES	FL	33134	USA
VOLMAN, CHARITY A	VOLMAN, TODD M	1825 PONCE DE LEON BLVD #259	CORAL GABLES	FL	33134	USA
ZARUHA, CRISTIAN & RAPHAELA		23 DOVER ST #1	WORCESTER	MA	01609	USA
ZELAYA, KRISTINA I		1830 DIXIEANNA ST APT 101	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA
THE HONORABLE ADAM GRUBER	DISTRICT 4	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE CARYL S SHUHAM	DISTRICT 1	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE IDELMA QUINTANA	DISTRICT 6	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE JOSH LEVY	MAYOR	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE KEVIN BIEDERMAN	DISTRICT 5	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE LINDA HILL ANDERSON	DISTRICT 2	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
THE HONORABLE TRACI CALLARI	DISTRICT 3	2600 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O LYNN SMITH	1939 ADAMS ST	HOLLYWOOD	FL	33020	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA CIVIC ASSOC.	C/O MITCH ANTON	1900 VAN BUREN ST, APT 502	HOLLYWOOD	FL	33020	USA



rdr miami | public hearing notification services

certified lists of property owners within a specific radius + radius maps + mailing labels + mailouts + notice of public hearing site posting
rdmiami.com | diana@rdmiami.com | 305.498.1614

500' RADIUS MAP (N.T.S.)



SUBJECT: 1837 Johnson Street, Hollywood, FL 33020

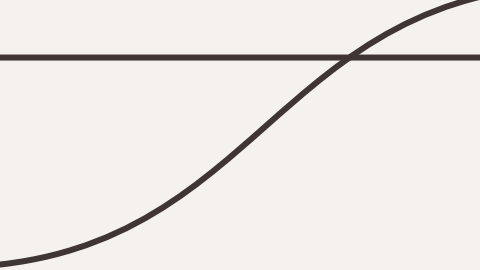
FOLIO NUMBER: 5142 10 14 0020

SUBJECT: 1855 Johnson Street, Hollywood, FL 33020

FOLIO NUMBER: 5142 10 14 0010

Site posted 8/23/2023



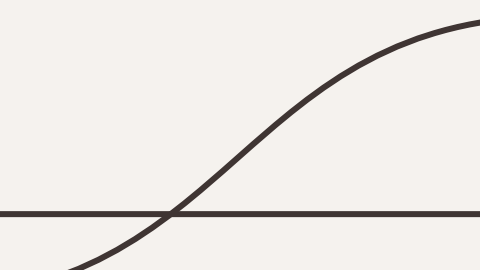


The Habitat

1837-1855 Johnson Street

Century Structures

Community Meeting
September 8, 2023



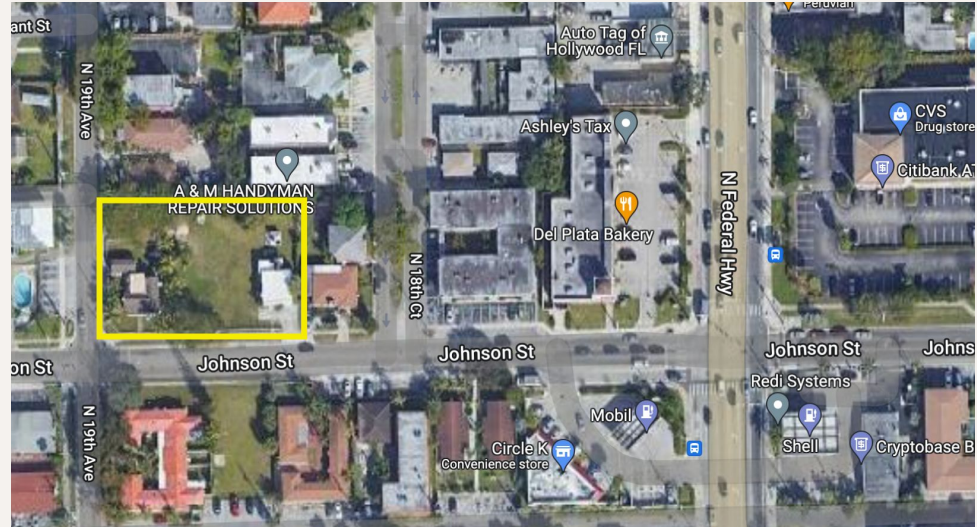
Century Structures

- **35+ years of** development work in Hollywood & surrounding area
- Focus on **sustainable, community-centric** developments
- **Notable Projects:** Imperial Gardens at Young Circle, Shipyard, Seabreeze Townhomes



1837-1855 Johnson Street

- **Property Details:**
 - **Lot Size:** 27,500 sqft
 - **Zoning:**
 - North Downtown Low Intensity Multifamily District (ND-1)
 - Within Regional Development Center (RAC)
- **Project Goal:** Support long-term community benefits through sustainable & human-centric design and development



Conceptual Site Plan



Proposal: Townhomes

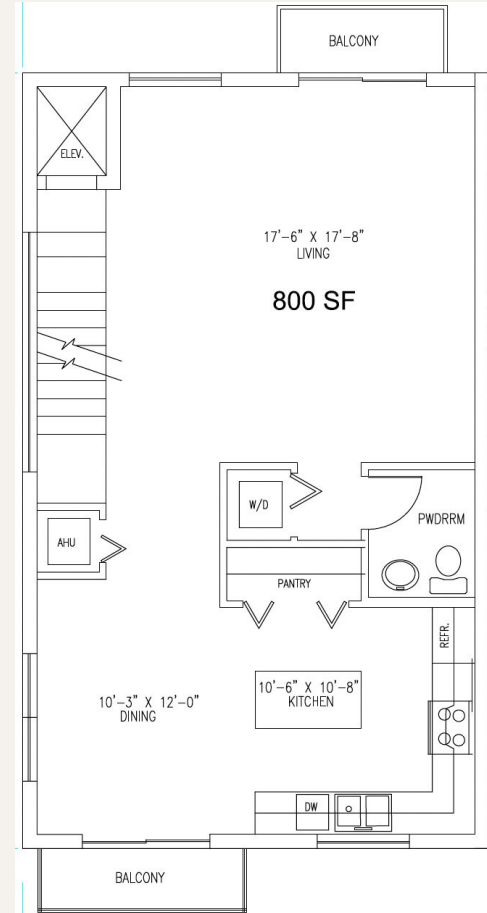
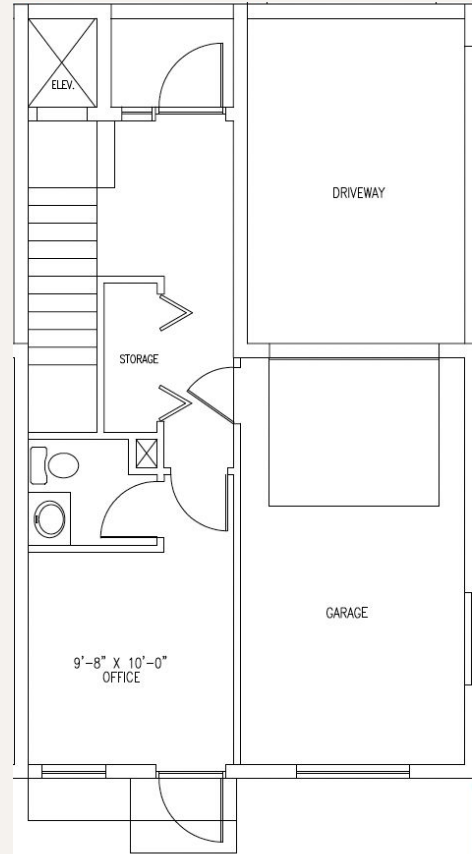
Overview:

- 14 Townhomes
- 2,231 square feet
- 3bd, 2 bth, 3 half bath, 1 Office
- Usable Roof Deck



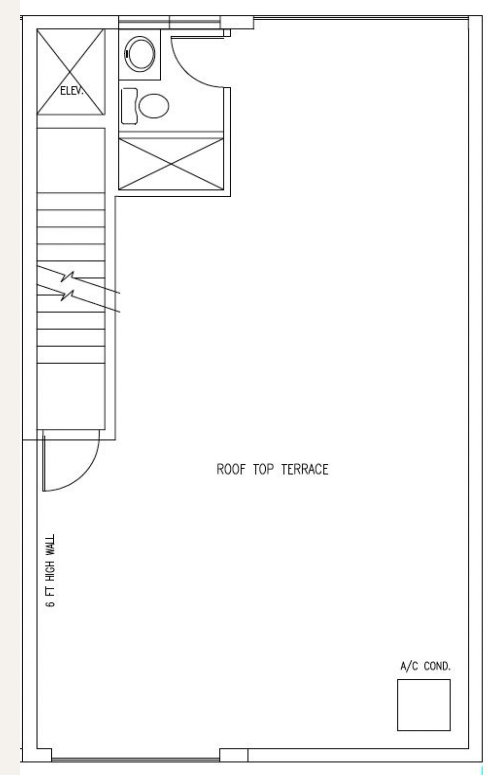
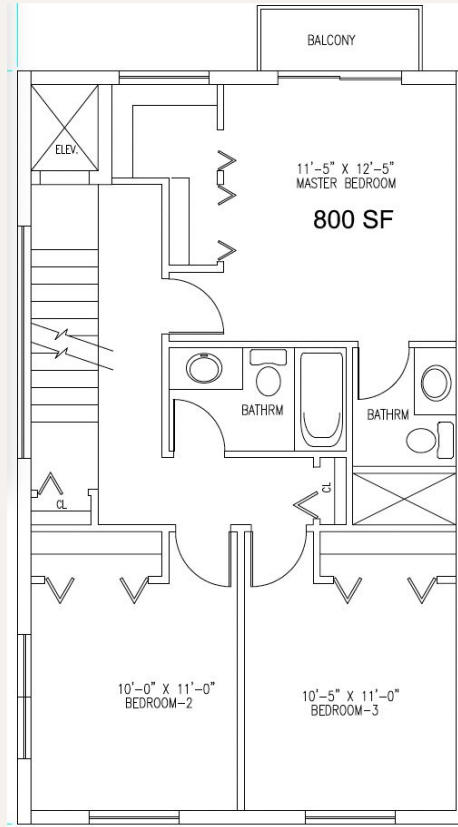
Live/Work Concept

1st & 2nd Floors



Live/Work Concept

3rd Floor & Roof Deck



Regional Activity Center Goal Alignment

RAC Goals	The Habitat
Facilitate mixed-use development	
Reduce the need for automobile travel	
Encourage mass transit	
Provide incentives for quality development	
Give definition to the urban form	

Direct Alignment

Indirect Alignment

Questions?

We would love to hear from
you!

APPENDIX

ND-1 Zoning

ND-1 – North Downtown Low Intensity Multi-Family District Uses

Main Permitted Uses	Accessory Uses	Special Exception Uses	Prohibited Uses
Artisan and Maker Manufacturing and Space ¹ Assembly of Pre-Manufactured Parts for Sale on the Premises ¹	Parking Lot accessory to a Main Permitted Use; or adjacent Main Permitted Use	Day Care Facility Place of Worship, Meeting Hall, and Fraternal Lodge Schools (All)	Any use not listed as a Main Permitted Use.
Bed and Breakfast Inn Commercial Uses ¹ Food Processing ¹ Multi-Family Residential Museum, Art Gallery, and Similar Cultural Uses ¹ Single-Family Residential	Any use customarily associated with one of the Main Permitted Uses.		

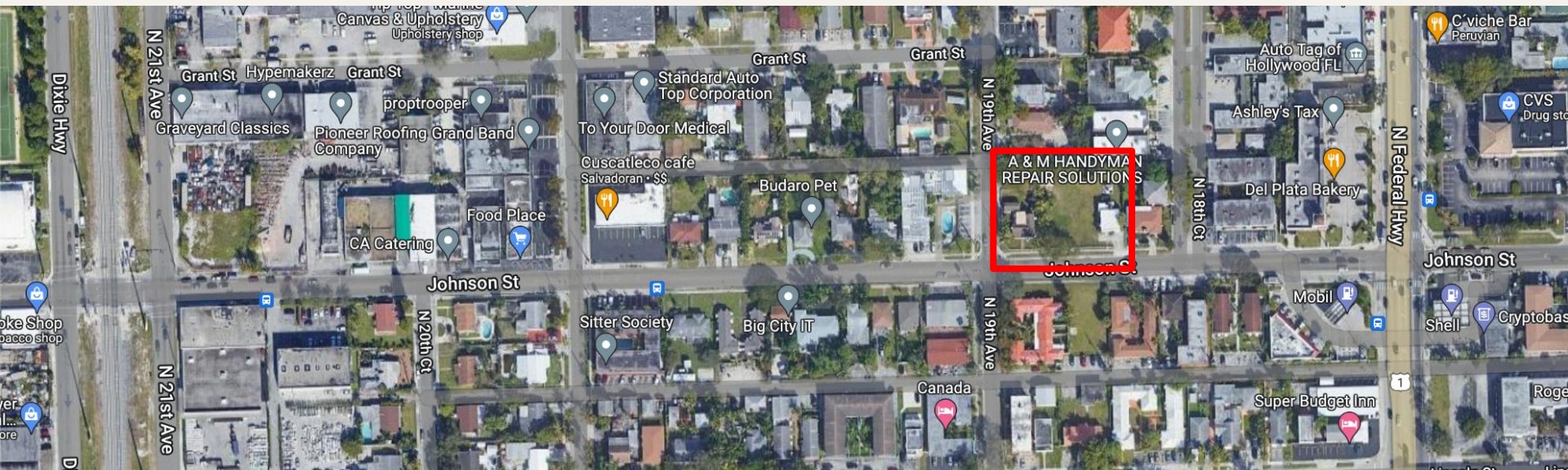
¹ Permitted for the adaptive reuse of existing buildings adjacent to 20th Avenue.

See Section 4.3.J, 4.21, and 4.22 for Additional Use Regulations and Performance Standards.

ND-1 Zoning

(ii) **ND-1** – North Downtown Low Intensity Multi-Family District Development Regulations Table.

ND-1 - North Downtown Low Intensity Multi-Family District Development Regulations	
MAXIMUM FAR	
1.25	
MAXIMUM HEIGHT	
4 Stories, not to exceed 45 ft.	
MINIMUM SETBACKS	
Frontage	
Streets	20 ft.
Avenues	15 ft.
Side Interior	10 ft. Platted and recorded lots of 50 ft. or less in width may have a 5 ft. setback.
Rear	20 ft.



Rendering on Existing Site

