

ATTACHMENT C

Public Participation

From: [Adar Ganon](#)
To: [אביהו גרבר](#); itamar@goldenholz.com; [Itamar Goldenholz](#); [Rosemarie Bacallao](#); [Umar Javed](#); [Cameron Palmer](#); [Hector Torres](#)
Subject: [EXT]Re: Public Participation Meetings – March 9 & March 19, 2026, 2910 Polk Street
Date: Monday, March 9, 2026 2:29:53 PM

Dear All,

Ahead of the upcoming **Public Participation Meetings for the 2910 Polk Street project**, I wanted to share the confirmed meeting details along with instructions for joining the virtual sessions via Zoom.

Public Participation Meeting #1

Project: 2910 Polk Street – Rezoning / Design / Site Plan

Date: Monday, March 9, 2026

Time: 5:30 PM – 7:00 PM (Eastern Time)

Format: Virtual (Zoom)

Zoom Access Information

Zoom Email: info@sapphirecenters.com

ZoomLink: <https://us05web.zoom.us/j/82504629483pwd=bYu0CRlb2mIrNselfk2HLlb6QRYaHa.1>

Meeting ID: 825 0462 9483

Passcode: [wK2sHM](#)

Public Participation Meeting #2

Date: Thursday, March 19, 2026

Time: 5:30 PM – 7:30 PM (Eastern Time)

Format: Virtual

Contact Email: info@sapphirecenters.com

(The Zoom access information for this meeting will be the same unless otherwise noted.)

Instructions for Joining the Meetings

- * Please join the meeting 5–10 minutes early to allow time for audio and video setup.
- * When prompted, please enter your full name.
- * Upon entry, keep your microphone muted.
- * When speaking, please unmute and turn on your camera if possible.

If anyone experiences technical issues or has questions prior to the meetings, please contact me at info@sapphirecenters.com.

Thank you all for your time and participation. I truly appreciate everyone's coordination and support to ensure these meetings run smoothly.

Kind regards,
Adar Ganon
Operations Manager
BSD 23 Development LLC
954 234 5028

On Mon, Mar 2, 2026 at 10:21 AM Adar Ganon <info@sapphirecenters.com> wrote:

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Time: 5:30 PM – 7:30 PM (Eastern Time)

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Kind regards,

Adar Ganon

Operations Manager

BSD 23 Development LLC

954 234 5028

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



Public Outreach Meeting Comment Matrix

Project Description: Proposed rezoning design, site plan application - office building development	
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Project Address: 2910 POLK ST Hollywood
FL 33020

File No.:

Meeting Date: March 09, 2026

Start Time: 5:30 pm

End Time: 6:05 PM

**Commenter Name
(First & Last)**

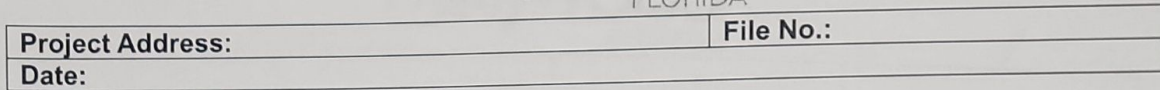
Comment

How was this Comment Addressed? If not, why?

Warren Stein

Expressed support for the project lowers the concept

Comment Noted No action required

[illegible]

FOLIO_NUMB	NAME	ADDRESS_LI	CITY
514216018810	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216026240	LDOR VADOR DEVELOPMENTCORPORATION	4625 PINE TREE DR	MIAMI BEACH
514216026420	TVIZER,ZVI IONATAN	124 W 60 ST #48D	NEW YORK
514216026430	2823 POLK STREET LLC	4706 VILLAGE WAY	DAVIE
514216026440	GARCIA,ANA BGARCIA,JOSE A	8260 SW 103 ST	MIAMI
514216026450	LINNE,KATARINA H/EDELUISE,RONALD C	2831 POLK ST	HOLLYWOOD
514216026460	DAAAM PROPERTIES LLC	2120 SW 52 TER	PLANTATION
514216026470	RINALDO,GINA JEANETTEORTIZ,JOANA LOURDES	2839 POLK ST	HOLLYWOOD
514216026480	PADILLA,JOSE L &PADILLA,MARTA	2843 POLK ST	HOLLYWOOD
514216026490	2847 POLK ST LAND TR	2900 NE 7 AVE	MIAMI
514216026500	MAO TE BUDDHIST ASSN OF FL INC	2851 POLK ST	HOLLYWOOD
514216026520	NAHARI,AVIHU	2144 JOHNSON ST	HOLLYWOOD
514216026530	NAHARI,AVIHU	2144 JOHNSON ST	HOLLYWOOD
514216026560	HOLLYWOOD SHRINE BLDG CORP	PO BOX 668977	MIAMI
514216026580	ST GREGORIOS ORTHODOXCHURCH OF INDIA INC	9441 SW 53 ST	COOPER CITY
514216026600	LOPEZ LEYVA,ANALEYDA	2830 TAYLOR ST	HOLLYWOOD
514216026610	CUTLER,DANETTE	2826 TAYLOR ST	HOLLYWOOD
514216026630	ENJEDI,VERONKIAENJEDI,JOSEPH	5201 SW 27 TER	FORT LAUDERDALI
514216026660	MINOS HOLLYWOOD VENTURES INC	336 E DANIA BEACH BLVD	DANIA BEACH
514216026661	MINOS HOLLYWOOD VENTURES INC	336 E DANIA BEACH BLVD	DANIA BEACH
514216026700	MINOS GOOD YEAR INC	336 EAST DANIA BEACH BLVD	DANIA BEACH
514216026720	BEACH MURAL LLC	2634 NW 49 ST	BOCA RATON
514216026730	MURRAY STEIN INC% WARREN J STEIN	941 NW 92 TER	PLANTATION
514216026740	MIGELAN HOLDING LLC	2847 HOLLYWOOD BLVD	HOLLYWOOD
514216026760	ELITE HOTELS LLC	2736 SHAUGHNESSY DR	WELLINGTON
514216026770	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216026800	BSD 23 DEVELOPMENT LLC	2144 JOHNSON ST	HOLLYWOOD
514216026810	BSD 23 DEVELOPMENT LLC	2144 JOHNSON ST	HOLLYWOOD
514216026820	ELITE HOTELS LLC	2736 SHAUGHNESSY DR	WELLINGTON
514216026980	ST JOHNS LUTHERAN CHURCHOF HOLLYWOOD FLORIDA INC	2919 VAN BUREN ST	HOLLYWOOD

514216027040	2908 HOLLYWOOD LLC	597 WESTPORT AVE #B434	NORWALK
514216027050	HOLLYWOOD ANIMAL HOSPITALVAN BUREN ST PROPERTIES LLC	2864 HOLLYWOOD BLVD	HOLLYWOOD
514216027071	PETROLEUM LIMITED INC	3660 N 55 AVE	HOLLYWOOD
514216028950	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216028960	FLORIDA DEPT OF TRANSPORTATIONOFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALI
514216AM0010	MUKOSIEIEV, PAVLO MYKHAILOVICHMUKOSIEIEVA, ANTONINA IUREVNA	2840 TAYLOR ST #1	HOLLYWOOD
514216AM0020	RIGHT PARTNERS LLC	2840 TAYLOR ST #2	HOLLYWOOD
514216AM0030	MUKOSIEIEV, PAVLOMUKOSIEIEVA, ANTONINA	2840 TAYLOR ST #1	HOLLYWOOD
514216AM0040	FIDENZIO, LUCA	2840 TAYLOR ST #4	HOLLYWOOD
514216AM0050	ARIGUE, OULEYA H/EKAVANAGH, MICHEL PAOLICELLI, RODOLFOPAOLICELLI	2840 TAYLOR ST #5	HOLLYWOOD
514216AM0060	PAPA, LAUDIO ENZO ETAL	21 E 3 ST #310	HIALEAH
514216AM0070	COSMELLI, ALESSANDRO	1973 PISCES TER	WESTON
514216AM0080	DEMARCO, STELLA	2840 TAYLOR ST APT #8	HOLLYWOOD
514216AM0090	FIDENZIO, LUCA	41 SEVILLE CIR	DAVIE
514216AM0100	GUILLAUME, MARIE C	2840 TAYLOR ST #10	HOLLYWOOD
514216AM0110	D'SOUZA, LISAD'SOUZA, GLYNIS	80-80 88 AVE	WOODHAVEN
514216AM0120	SASULA CORP	3340 NE 190 ST #109	AVENTURA
514216AM0130	TULLIO, DONNA	1321 GRAVENHURST CIR	VIRGINIA BEACH
514216AM0140	ESTRADA, RAUL J	7190 SW 11 ST	PEMBROKE PINES
514216AM0150	PETERSON, DORA L	2840 TAYLOR ST APT 25	HOLLYWOOD
514216AM0160	BAQUERO, ARNOLD ALEJANDRO	2840 TAYLOR ST #26	HOLLYWOOD
514216AM0170	GABBRIELLI, UMILIANA	7378 W ATLANTIC BLVD	MARGATE
514216AM0180	CASTANEDA, ALVARO G	2840 TAYLOR ST APT 28	HOLLYWOOD
514216AM0190	ACOSTA NOY, MAGDIEL	2840 TAYLOR ST #29	HOLLYWOOD
514216AM0200	TARASI, FARZANEH	2840 TAYLOR ST #30	HOLLYWOOD
514216PT0010	CABRERA, JORGE	2901 POLK ST #1	HOLLYWOOD
514216PT0020	RIVERA, EMMARIVERA, DONALD I	16736 SW 5TH WAY	WESTON
514216PT0030	VITERI, CARLOS JULIO	2901 POLK ST APT 3	HOLLYWOOD
514216PT0040	CUNNINGHAM, JERRY	2901 POLK ST #4	HOLLYWOOD
514216PT0050	SIMON03 LLC	9 E LOOCKERMAN ST #217	DOVER
514216PT0060	CUNNINGHAM, JERRY	2901 POLK ST #6	HOLLYWOOD
514216PT0070	DEFALLE, LAVERNE EST	2901 POLK ST #7	HOLLYWOOD
514216PT0080	NIPPER, CLIFFORD JR	2901 POLK ST #8	HOLLYWOOD
514216PT0090	BOUCHER, ALAN J	2901 POLK ST APT 9	HOLLYWOOD

514216PT0100	RIVERA,DONALD LRIVERA,EMMA L	2901 POLK ST #2	HOLLYWOOD
514216PT0110	MAURO,CRAIG	2901 POLK ST UNIT 11	HOLLYWOOD
514216PT0120	DELGADO,ALBERTO D	2901 POLK ST #12	HOLLYWOOD
514216PT0130	CABRERA,JORGEMUNOZ,CARMENSITA	2901 POLK ST #1	HOLLYWOOD
514216PT0140	SIMON03 LLC	9 E LOOCKERMAN ST #217	DOVER
514216PT0150	PAUDEL,RAMESH	2901 POLK ST #15	HOLLYWOOD
514216PT0160	CHAVEZ,ANDREA ROXANA	1908 N 58 WAY	HOLLYWOOD

STATE	ZIP	ZIP4	LEGAL
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FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BTHAT PART OF ST RD 9 (I-95) ASPER R/W MAP 3-18 LYING WITHINSAID SEC 16
FL	33140		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 6 W 60,7,8,9 BLK 40
NY	10023		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 E1/2 BLK 41
FL	33314		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 3 W1/2 BLK 41
FL	33156		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 E1/2 BLK 41
FL	33020	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 W1/2 BLK 41
FL	33317		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 E1/2 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 W1/2 BLK 41
FL	33020	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E1/2 BLK 41
FL	33137	4228	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W1/2 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 7 LESS W 30 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 LESS E 50 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 9 E 50 BLK 41
FL	33166	8977	HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 16,17,18 W1/2 BLK 41
FL	33328		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18 E1/2,19 BLK 41
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 W1/2 BLK 41
FL	33020	4233	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 21 E1/2 BLK 41
FL	33312		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 22 W1/2 BLK 41
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 1 N 130 LESS N 10 OFE 10 OF W 92,2 N 130,3 N 130,22,23,24 LESS S 15,& LESS E 8OF LOTS 1 & 24,BLK 42
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOTS 1,2&3,S 45 OF N 175LESS E 8 BLK 42
FL	33004		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 4 LESS ST & LESS N 7.5FOR ALLEY,5 E 50 LESS ST &LESS N 7.5 FOR ALLEY BLK 42
FL	33434		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS E 50 & LESS ST& LESS N 7.5 FOR ALLEYBLK 42
FL	33324		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 E1/2 LESS ST & LESSN 7 1/2 FOR ALLEY BLK 42
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 W1/2 LESS ST & LESS N7 1/2FOR ALLEY BLK 42
FL	33414		HOLLYWOOD LITTLE RANCHES 1-26 BPT OF LOT 7 DESC'D AS,BEG ATNW COR,SLY 165.52 TO PT ONR/W,SELY ALG SAME FOR 60.33,ELY 40.42 TO PT ON E/L OF LOT 7,NLY 175 TO NE COR,WLY 100TO POB BLK 42
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 8,BLK 42AKA:PT PAR 104 OF CA-94-08468-06
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 16,17 W 10 BLK 42
FL	33020		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 17 E 90 BLK 42
FL	33414		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 18,19 LESS S 7.5 FOR ALLEY,20 LESS S 7.5 FOR ALLEY,21 LESSS 7.5 FOR ALLEY BLK 42
FL	33020	4296	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 6 LESS E 20,7,8 & 9 LESS ALLALLEYS FOR SAID LOTSBLK 43

CT	06851		HOLLYWOOD LITTLE RANCHES 1-26 BLOT 19 BLK 43 LESS S 7.50 FT ANDN 30 FT THEREOF & LESS PT DESCAS:COMM AT SW COR OF LOT 19,NALG W/L OF SAID LOT 19 159.16TO POB,CONT N 15.84 TO SLY R/W/LOF HOLLYWOOD BLVD (SR 820),E100 TO A PT ON E/L OF SAID LOT19,S 11.99 TO P/C,WLY ALG CUR100.08 TO POB
FL	33020	4297	HOLLYWOOD LITTLE RANCHES 1-26 BLOT 5 LESS N 7.50 & LOT 6 E 20LESS N 7.50 & LOTS 20,21 & 22,LESS S 7.50 THEREOF,& LESS THATPOR DESC AS:COMM SE COR LOT 21,NW 175,W 61.25 TO POB,W 138.75,SE 11.99,ELY ARC DIST 79.39,ELYARC DIST 59.88 TO POB,BLK 43
FL	33021	2344	HOLLYWOOD LITTLE RANCHES 1-26 BN 120 OF THAT PT OF LOT 23LYING S OF HWD BLVD,TOGETHERWITH N 120 OF W 30 OF THAT PTOF LOT 24 LYING S OF HWD BLVDBLK 43
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BPOR LOT 19 BLK 43 DESC AS:COMM SW COR SAID LOT 19,N 159.16TO POB,N 15.84,E 100,S 11.99 TOPT ON CUR WLY 100.08 TO POBAKA:PARCEL 103
FL	33309	3421	HOLLYWOOD LITTLE RANCHES 1-26 BPOR STATE RD 820(HOLLYWOOD BLVD)LOCATED BETWEEN I-95 AND 28 AVEOF SAID PLAT DEDICATED PERFLA STATUTES CHAPTER 95 SECTION(95-361)
FL	33020	4249	OAKWOOD CONDO INCUNIT 1PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 2PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 3PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 4PER CDO BK/PG: 3765/922
FL	33020	4249	OAKWOOD CONDO INCUNIT 5PER CDO BK/PG: 3765/922
FL	33010		OAKWOOD CONDO INCUNIT 6PER CDO BK/PG: 3765/922
FL	33327		OAKWOOD CONDO INCUNIT 7PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 8PER CDO BK/PG: 3765/922
FL	33324	5447	OAKWOOD CONDO INCUNIT 9PER CDO BK/PG: 3765/922
FL	33020	4279	OAKWOOD CONDO INCUNIT 10PER CDO BK/PG: 3765/922
NY	11421		OAKWOOD CONDO INCUNIT 21PER CDO BK/PG: 3765/922
FL	33180		OAKWOOD CONDO INCUNIT 22PER CDO BK/PG: 3765/922
VA	23464		OAKWOOD CONDO INCUNIT 23PER CDO BK/PG: 3765/922
FL	33023	1653	OAKWOOD CONDO INCUNIT 24PER CDO BK/PG: 3765/922
FL	33020	4280	OAKWOOD CONDO INCUNIT 25PER CDO BK/PG: 3765/922
FL	33020	4281	OAKWOOD CONDO INCUNIT 26PER CDO BK/PG: 3765/922
FL	33063	4214	OAKWOOD CONDO INCUNIT 27PER CDO BK/PG: 3765/922
FL	33020	4281	OAKWOOD CONDO INCUNIT 28PER CDO BK/PG: 3765/922
FL	33020		OAKWOOD CONDO INCUNIT 29PER CDO BK/PG: 3765/922
FL	33020	4821	OAKWOOD CONDO INCUNIT 30PER CDO BK/PG: 3765/922
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 1
FL	33326	1545	ORANGEBROOK VILLAS CO-OPUNIT 2
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 3
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 4
DE	19901		ORANGEBROOK VILLAS CO-OPUNIT 5
FL	33020	4216	ORANGEBROOK VILLAS CO-OPUNIT 6
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 7
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 8
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 9

FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 10
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 11
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 12
FL	33020		ORANGEBROOK VILLAS CO-OPUNIT 13
DE	19901		ORANGEBROOK VILLAS CO-OPUNIT 14
FL	33020	4247	ORANGEBROOK VILLAS CO-OPUNIT 15
FL	33021		ORANGEBROOK VILLAS CO-OPUNIT 16

\$2.5 MIL SETTLEMENT
LLG GOT ME.COM
877-416-PAID



NOTICE



6 stories
74 feet



Office
92,000 square feet



293 Cars

A change is proposed for this site.

The City has received a Rezoning, Design and Site Plan request to facilitate the construction of a 92,000 square foot office development in the TC-1 Zoning District within the Regional Activity Center (RAC).



PUBLIC MEETING

Date: March 09, 2016 - March 10, 2016
Time: 5:30 - 7:30 PM
Address: info@supphincenters.com

File # 25-DPZ-13

Applicant: BSD 23 DEVELOPMENT LLC
Address: 2910 Polk Street, Hollywood, FL 33020
Applicant Contact: itamar@goldenholz.com

For more information about this application or to tell us what you think:



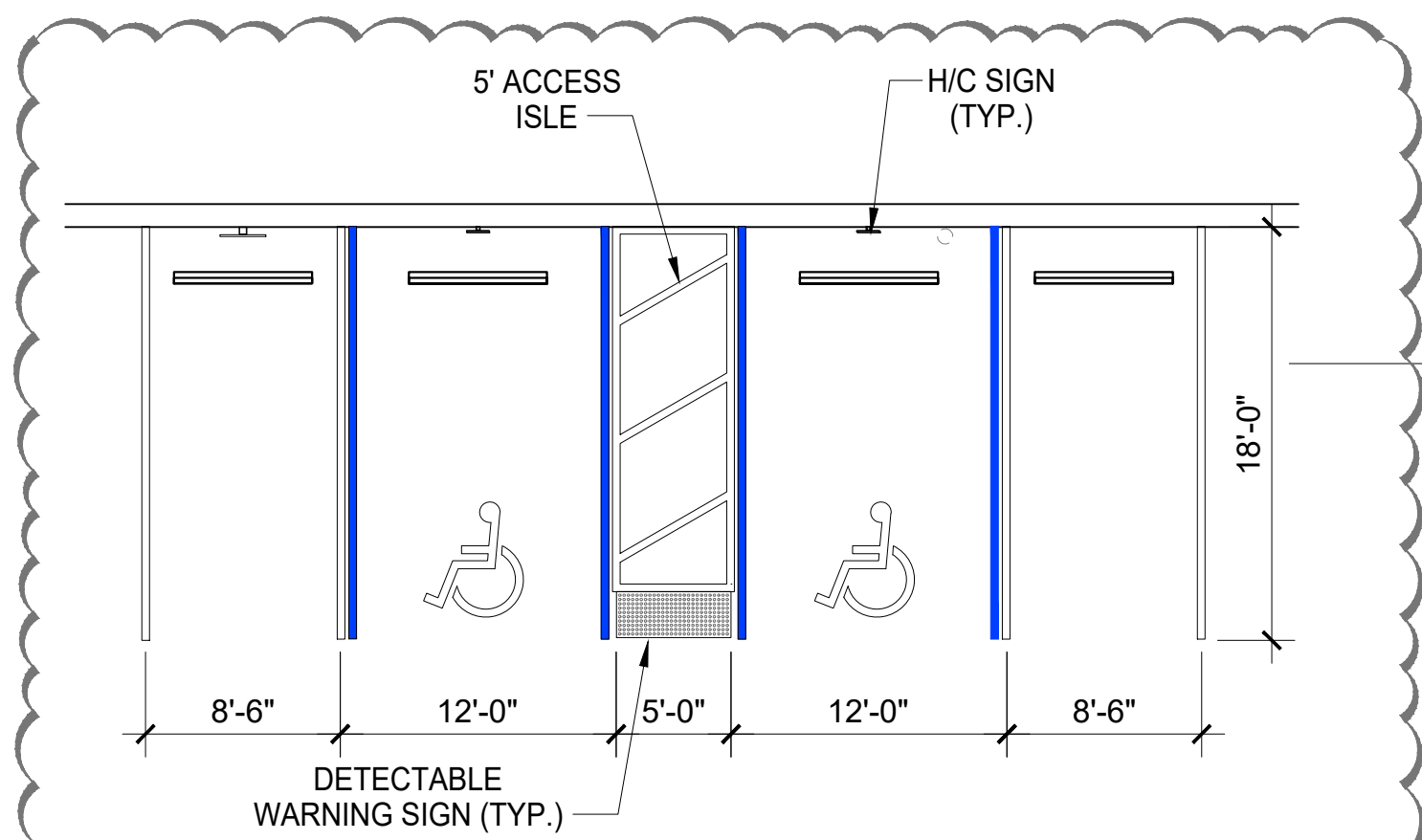
PLANNING CONTACT
Umey Joseph, City Planner
813 921 3471
umeyj@hollywoodfl.org



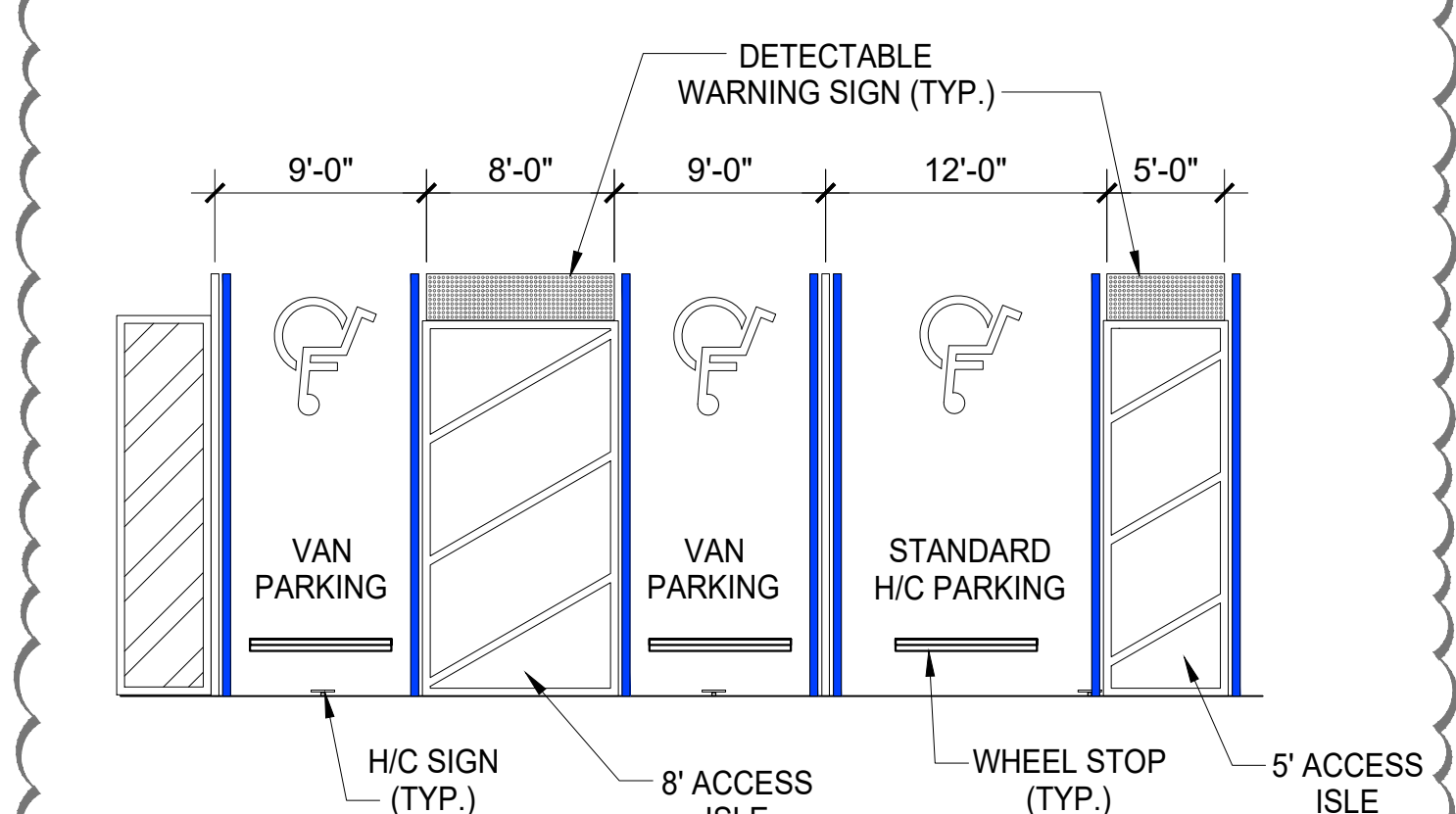
APPLICATION INFORMATION
AGENDA
hollywoodfl.org/2016/03/09



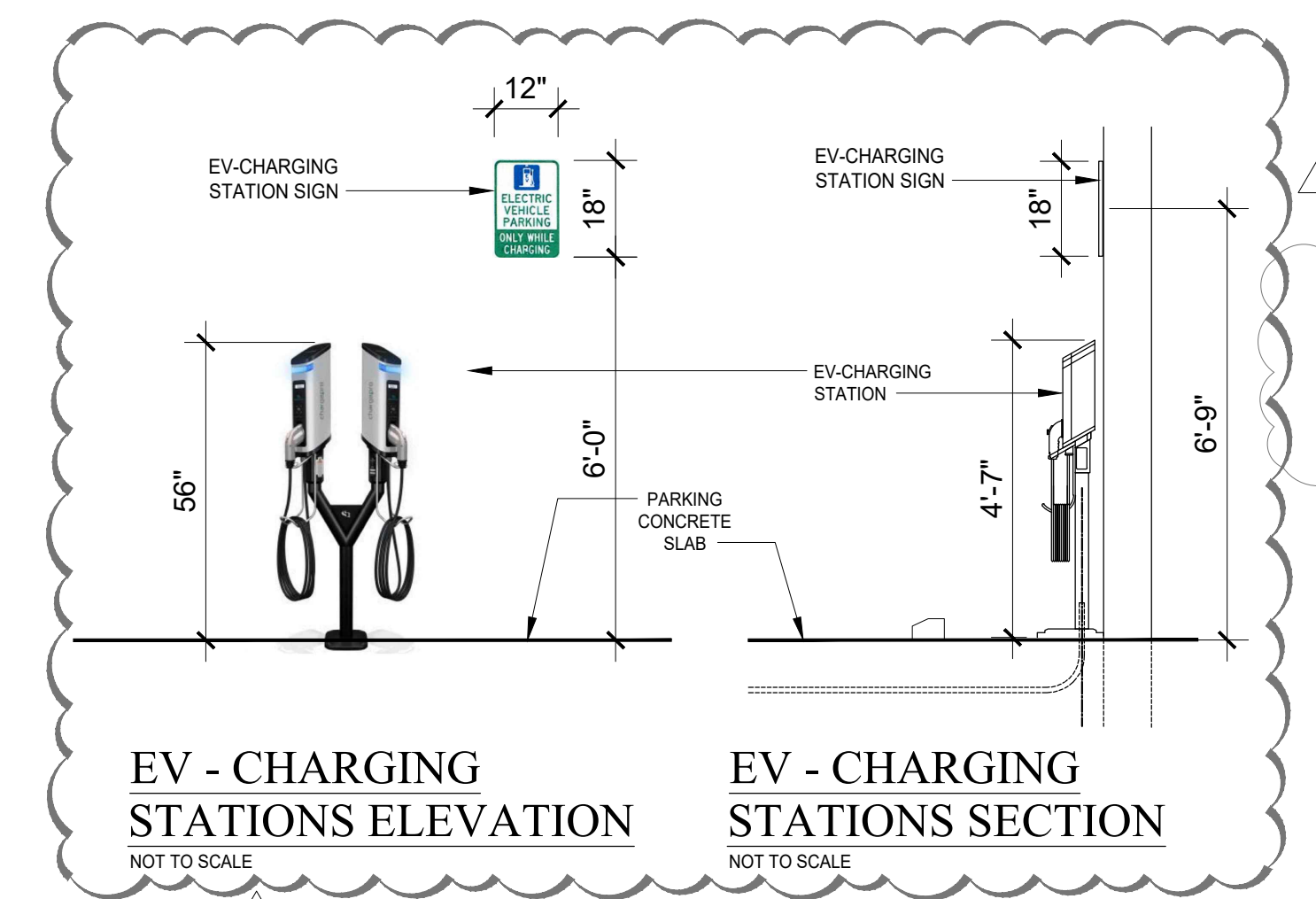
SCAN FOR CITY
DEVELOPMENT
BSD PAGE



STANDARD ACCESSIBLE & EV- PARKING SPACE
N.T.S.
NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS



VAN & STANDARD ACCESSIBLE PARKING SPACE
N.T.S.
NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS



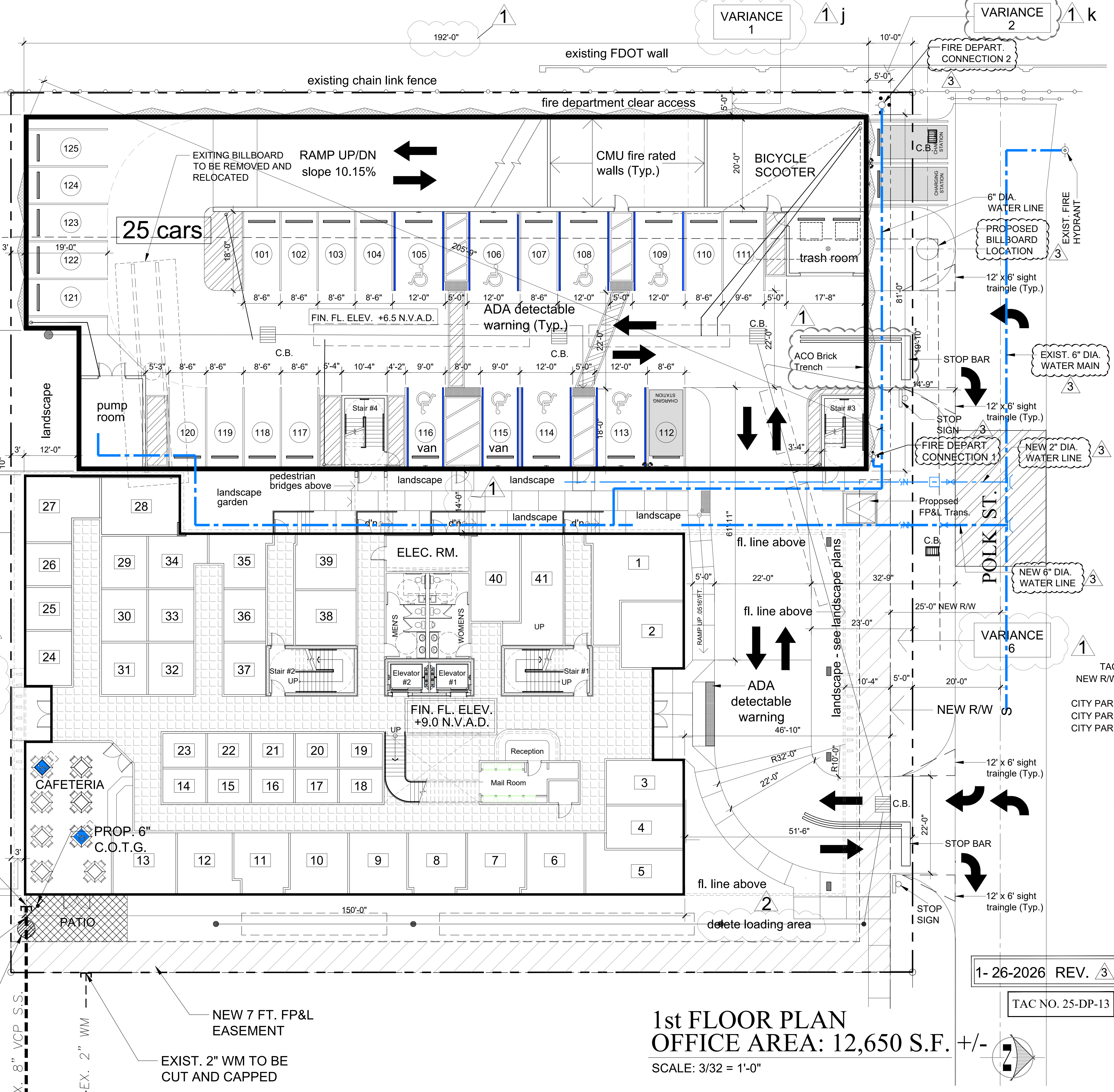
EV - CHARGING STATIONS ELEVATION
NOT TO SCALE
EV - CHARGING STATIONS SECTION
NOT TO SCALE

EXIST. 8" VCP S.S. TO BE CUT AND CAPPED

VARIANCE 3

8"x 6" TAP TEE
6 LF - 6" PVC

PROPOSED 4' DIA. S.S.
M.H. R.E.=7.50, I.E.=1.40

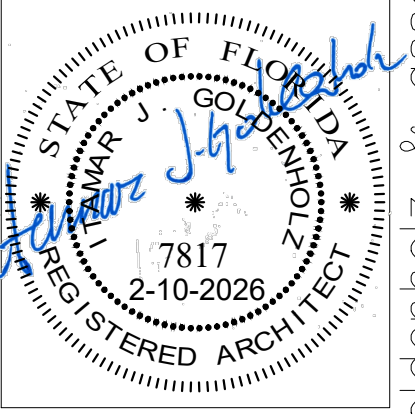


1st FLOOR PLAN
OFFICE AREA: 12,650 S.F. +/-
SCALE: 3/32 = 1'-0"

GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE THE SOLE PROPERTY OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THESE PLANS, IDEAS AND DESIGNS ARE TO BE REPRODUCED, COPIED, OR IN ANY MANNER WHATSOEVER, FOR ANY PROJECT OR SITE OTHER THAN THAT SPECIFICALLY IDENTIFIED HEREON WITHOUT THE WRITTEN PERMISSION FROM THIS OFFICE. WRITTEN PERMISSION ON THESE CONTRACTS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AND SPECIFICATIONS BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA 33020
FIRST FLOOR PLAN

4-4-2024
7-18-24 4 STORY OFFICE
9-19-2024
11-27-2024
1-15-2025
3-4-2025
3-12-2025
3-20-2025
3-25-2025
3-31-2025
4-30-2025 REV. 1
6-23-2025 REV. 2
9-9-2025 REV. 3



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817



A-1
p.n. 22036

goldenholz & associates architects planners p.a. 3122 n. pine island road, sunrise, florida 33351 (954) 742-0797 fax (954) 742-3093



CERTIFICATION LETTER

City of Hollywood

Date: March 2 2026

Applicant: BSD 23 Development LLC

Legal Description: Portion of Lot 17 Block 42 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

**Address or
General Location:** 2910 Polk Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of February 11, 2026, and all registered Civic Associations, the City Commission, Mayor, and Planning Department.

This letter also certifies that the attached community meeting invitation notification was sent to the persons on the list of property owners. The notice was mailed February 26, 2026.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was updated March 2, 2026.

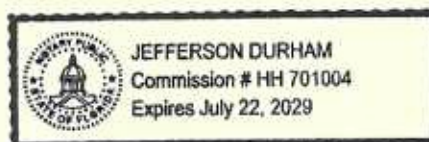
Thank You,



Christina Mathews

Sworn and subscribed before me this 2nd day of March, 2026. She is personally known to me.

Signature of Notary



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205

Email: cutroplanning@yahoo.com



CERTIFICATION LETTER

City of Hollywood

Date: February 19, 2026

Applicant: BSD 23 Development LLC

Legal Description: Portion of Lot 17 Block 42 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

Address or General Location: 2910 Polk Street

This letter certifies that the attached list of property owners within 500 feet from each property line of the subject site was prepared using the latest tax folio rolls supplied by the Broward County Property Appraisers Office as of February 11, 2026, and all registered Civic Associations, the City Commission, Mayor, and Planning Department.

This letter also certifies that the attached community meeting invitation notification was sent to the persons on the list of property owners. The notice was mailed February 19, 2026.

Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted February 12, 2026.

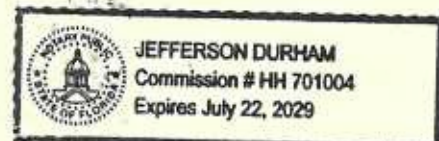
Thank You,

A handwritten signature in blue ink, appearing to read "Christina Mathews".

Christina Mathews

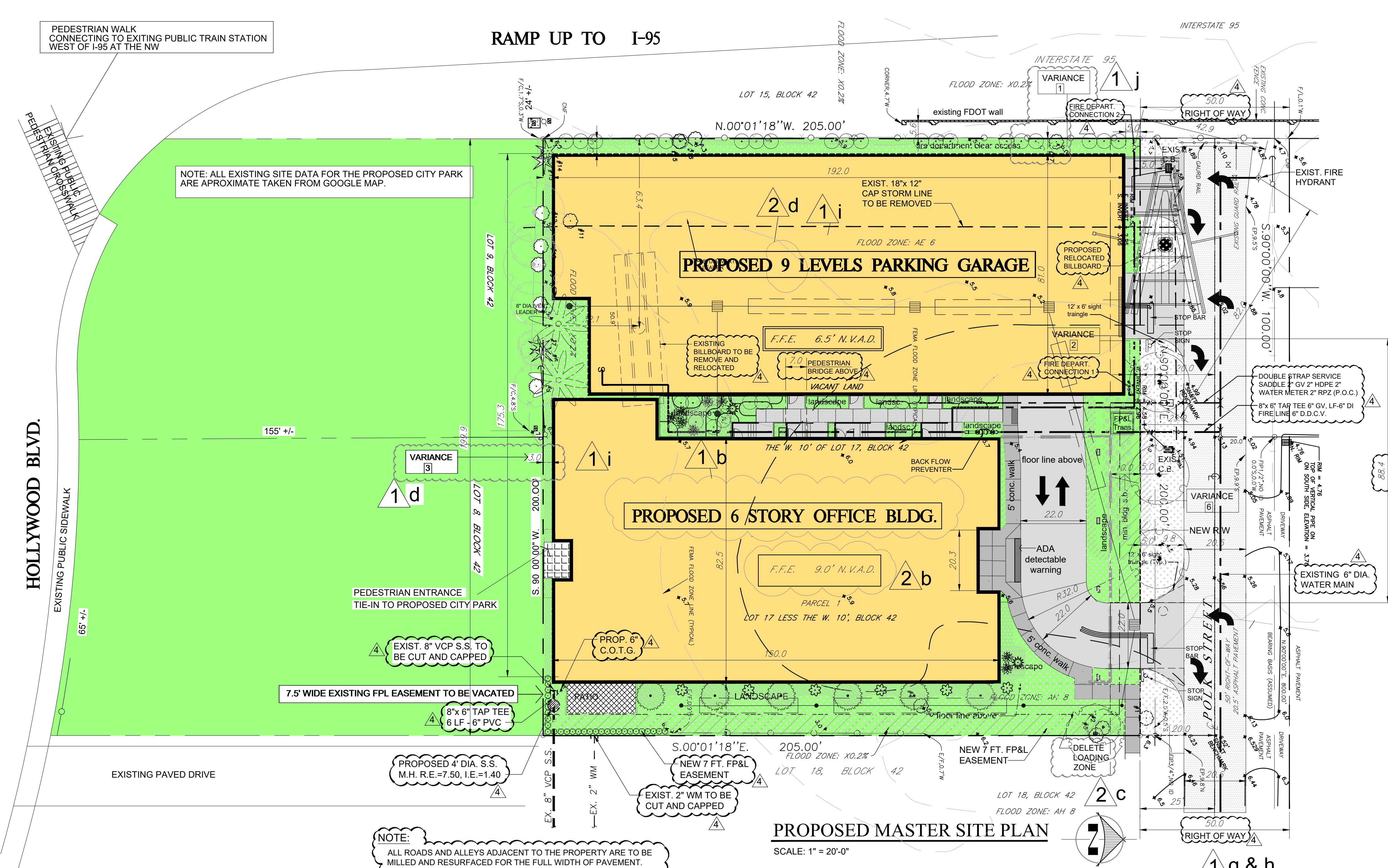
Sworn and subscribed before me this 12th day of February, 2026. She is personally known to me.

Signature of Notary



1025 Yale Drive
Hollywood, Florida 33021
954-920-2205

Email: cutroplanning@yahoo.com



LOCATION PLAN

N.T.S. NOTE: PEDESTRIAN WALK CONNECTION TO PUBLIC TRANSPORTATION.

LEGEND :

- EXISTING ASPHALT PAVEMENT
- PROPOSED 22' CONCRETE DRIVE
- PROPOSED CONCRETE SIDEWALK
- PROPOSED CAFETERIA CONCRETE PATIO
- PROPOSED CONCRETE COLUMN

SITE DATA : ZONING CHANGE FROM TC-1 TO RC-1

EXISTING ZONING	TC-1 (TRANSITIONAL CORRIDOR)
PROPOSE ZONING	RC-1 (RETAIL CORE)
FLOOD ZONE	AE & AH
SITE GROSS AREA	67,500 S.F. = 1.55 ACRES
NET SITE AREA	40,000 S.F. = 0.92 ACRES
LOT DIMENSIONS	WIDTH 200.00' DEPTH 200.00'
CURRENT LAND USE	VACANT
PROPOSED LAND USE	OFFICE
MAXIMUM LOT COVERAGE	N/A
RESIDENTIAL DENSITY	N/A
MAXIMUM FLOOR AREA RATIO	2.75
MINIMUM OPEN SPACE REQUIRED	40,000 X 2.75 = 110,000 S.F.
OPEN SPACE PROVIDED	7,983 S.F. +/- (19.96%)
TOTAL PERVIOUS AREA PROVIDED	7,983 S.F. +/- (19.96%)
TOTAL IMPERVIOUS AREA PROVIDED	32,017 S.F. +/- (80.04%)
15,169 SF GARAGE + 12,650 SF OFFICE + 260 S.F. PATIO + 2,238 SF DRIVEWAY & + 1,700 SF WALKWAYS	

ALLOWED PER HOLLYWOOD ZONING:	PROVIDED:
MAX. BLDG. FOOTPRINT: 15,169 + 12,650 = 27,819 S.F.	OFFICE BLDG. 12,650 S.F. +/-
	PARKING GARAGE 15,169 S.F. +/-
	TOTAL 27,819 S.F. +/-

PROPOSED BUILDING CONSTRUCTION TYPE :
OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION
PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION

MAXIMUM BUILDING HEIGHT	ALLOWED: 75 FT.	PROVIDED: 75 FT.
MAXIMUM HEIGHT - STORIES	7	6

~~VAR. 10 REQUESTING 5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED~~
~~VAR. 10 REQUESTING 5 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED~~

BUILDING SETBACKS:	REQUIRED:	PROVIDED:
MIN. PRIMARY FRONTAGE (NORTH):	10.00 FT.	10.00 FT.
MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.

~~VAR. 10 REQUESTING 5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED~~
~~VAR. 10 REQUESTING 5 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED~~

MAX. OFFICE AREA ALLOWED SITE AREA X FAR
(200 FT. x 200 FT.) x 2.75 = 110,000 S.F.

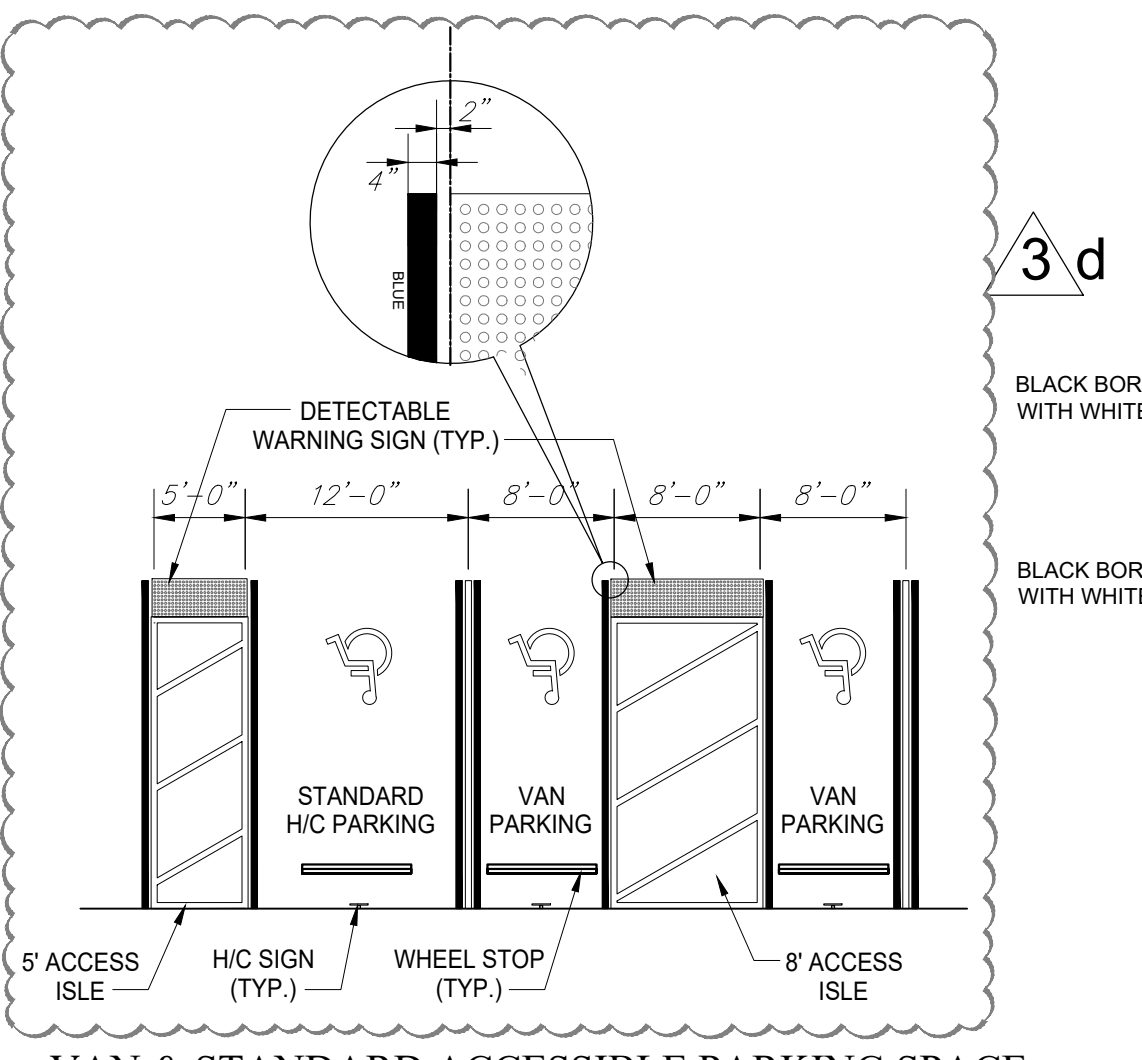
PROVIDED FLOOR AREA OF OFFICE BLDG.	92,000 S.F. +/- GROSS
RESTROOMS	2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS	1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:	Minimum:	Maximum:
OFFICE 2.5 SPACES PER 1,000 S.F. MIN.	(2.5 x 92,000 / 1000)	230
OFFICE 5 SPACES PER 1,000 S.F. MAX.	(5 x 92,000 / 1000)	460

PARKING PROVIDED	STANDARD	CHARGING STATION	HANDICAP (including van parking)
1ST FLOOR	17	3	8
2ND FLOOR	38		
3RD FLOOR	38		
4TH FLOOR	38		
5TH FLOOR	38		
6TH FLOOR	38		
7TH FLOOR	38		
8TH FLOOR	38		
9th LEVEL	40		
	323	+ 3	+ 8 = 334 TOTAL

FOR 301- 400 SPACES PROVIDED - 8 HC SPACES REQUIRED
LIGHTING: 0.5 MAX LUMENS AT ALL PROPERTY LINES

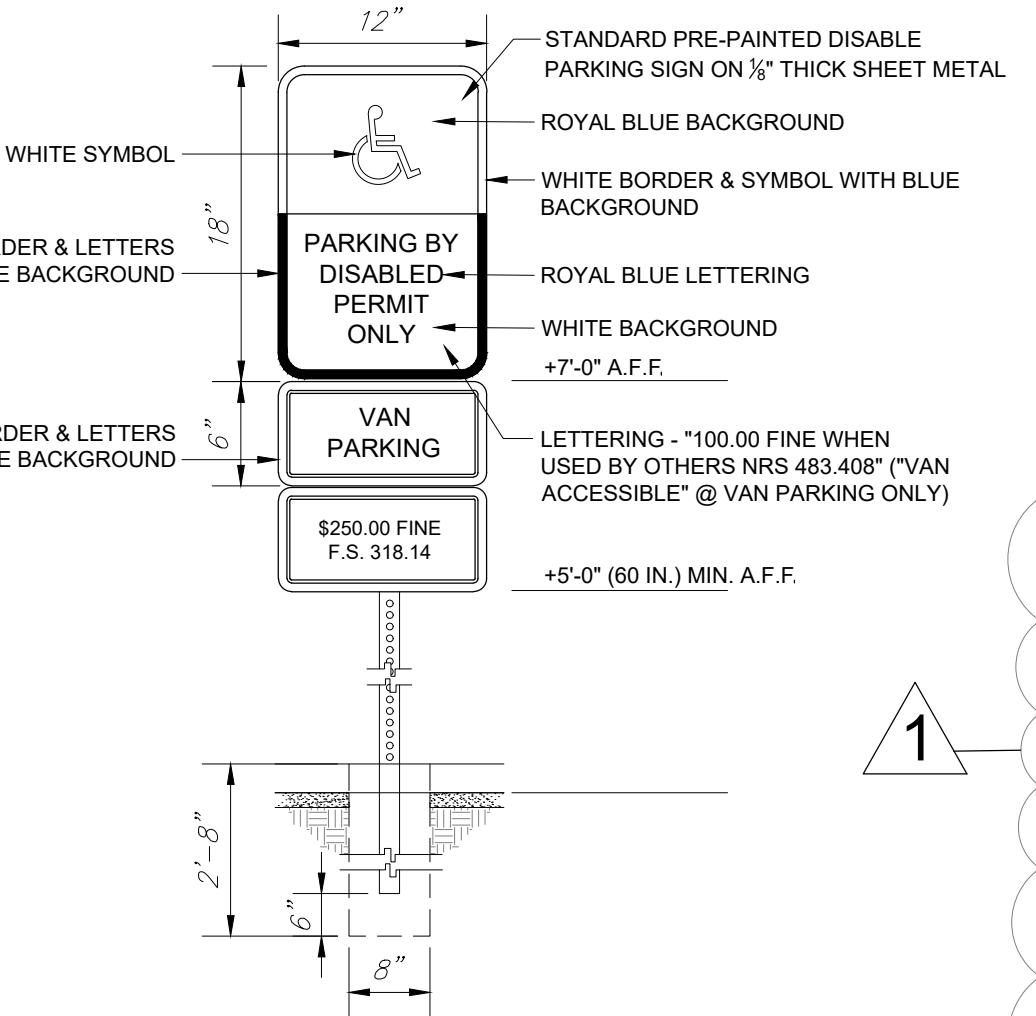
APPLIED FOR REZONING EXISTING TC-1 TO RC-1 ZONING



VAN & STANDARD ACCESSIBLE PARKING SPACE
N.T.S.

NOTE: PARKING SPACES AND ACCESS AISLES SHALL BE LEVEL WITH SURFACES SLOPES NOT EXCEEDING 1:50 (2%) IN ALL DIRECTIONS

NOTE:
ALL ROADS AND ALLEYS ADJACENT TO THE PROPERTY ARE TO BE MILLED AND RESURFACED FOR THE FULL WIDTH OF PAVEMENT.
ANY LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.
CONCRETE DRIVEWAYS ON PRIVATE PROPERTY WILL BE 5 INCH THICK, 3,000 PSI WITH FIBER MESH WHILE THE PORTION OF THE DRIVEWAY LOCATED WITHIN THE ROW (OUTSIDE OF THE PROPERTY LINES) WILL BE A MINIMUM OF 6 INCHES THICK, 3,000PSI, WITH NO METAL OR FIBER MESH AND WILL BE CONSTRUCTED FLUSH WITH THE EXISTING ROADWAY AND SIDEWALK. THE ENTIRE DRIVEWAY WILL MAINTAIN CONTROL LOCATED EVERY 250 SQ. FT. AND THE EXISTING ASPHALT IN THE CITY ROW WILL BE SAW CUT FOR A CLEAN STRAIGHT EDGE.



ACCESSIBLE PARKING SIGN
N.T.S.

VARIANCE REQUEST

1 d

VAR. 1 REQUESTING: 5 FT. SIDE SETBACK WHERE 10 FT. IS REQUIRED ALONG THE WEST PROPERTY LINE (PROVIDING FIRE DEPARTMENT ACCESS)

VAR. 2 REQUESTING: 5 FT. FRONT SETBACK WHERE 10 FT. IS REQUIRED ALONG THE NORTH PROPERTY LINE FROM THE NEW RIGHT OF WAY LINE AT THE GARAGE FRONTAGE LINE

VAR. 3 REQUESTING: 8 FT. REAR SETBACK WHERE 10 FT. IS REQUIRED ALONG THE SOUTH PROPERTY LINE AT THE PROPOSED FUTURE CITY PARK

VAR. 4 REQUESTING: 6 LEVELS OF OFFICE BUILDING, 9 LEVELS OF GARAGE STRUCTURE WITH MAX. BUILDING HT. - 79 FEET ABOVE FIN. FIRST FL.

VAR. 5 REQUESTING: INCREASED F.A.R. FROM MAX. ALLOWABLE 1.6 PROVIDING FOR MAX. OFFICE BUILDING AREA OF 61,500 S.F. TO ALLOW 22,000 S.F. FOR A PROPOSED BUILDING AREA OF 92,000 S.F.

VAR. 6 REQUESTING: DELETE REQUIRED SIDEWALK ALONG THE NORTH PROPERTY LINE

NOTE:
ALL CHANGES TO THE DESIGN WILL REQUIRE PLANNING REVIEW AND MAY BE SUBJECT TO BOARD APPROVAL
ALL SIGNAGE SHALL BE IN COMPLIANCE WITH THE ZONING AND LAND DEVELOPMENT REGULATIONS.
ALL SIGNS WHICH ARE ELECTRICALLY ILLUMINATED BY NEON OR OTHER MEANS, SHALL REQUIRE A SEPARATE ELECTRICAL PERMIT AND INSPECTION. SEPARATE PERMITS ARE REQUIRED FOR EACH SIGN.
EXTERNAL LIGHTING
PARKING 3.5 foot candles
WALKING SURFACES 3.0 foot candles
RECREATIONAL AREAS 2-3 foot candles
BUILDING ENTRYWAYS 5.0 foot candles
PROPERTY LINE 0.5 foot candles
MAIL DELIVERY TO CENTRAL MAIL ROOM AT THE MAIN LOBBY
CONSTRUCTION TO COMPLY WITH FLORIDA FIRE PREVENTION CODE (8TH EDITION) NFPA 1 (2021 ED.) NFPA 101 (2021 ED.)

NOTE:
LIP FROM 1/4" BUT NOT GREATER THAN 1/2" WILL BE BEVELED TO MEET ADA REQUIREMENTS.

SCOPE OF WORK

PROPOSED SIX STORY OFFICE BUILDING AND NINE LEVEL PARKING GARAGE ON AN EXISTING VACANT LOT

LEGAL DESCRIPTION

PARCEL 1
LOT SEVENTEEN (17) LESS THE WEST TEN (10) FEET THEREOF, BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA; SAID LANDS SITUATE, LYING AND BEING IN BROWARD COUNTY, FLORIDA. SUBJECT TO AN EASEMENT ACROSS S 7.5 FEET OF SAID LOT.

PARCEL 2
ALL OF LOT SIXTEEN (16) AND THE WEST TEN (10) FEET OF LOT SEVENTEEN (17), IN BLOCK FOURTY-TWO (42), HOLLYWOOD LITTLE RANCHES, ACCORDING TO THE AMENDED PLAT THEREOF, RECORDED IN PLAT BOOK 1, AT PAGE 26, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

NOTE: ALL EXISTING SITE PLAN DATA TAKEN FROM A SURVEY BY ATLANTIC COAST SURVEYING INC., 13798 NW 4TH STREET, SUITE 306, SUNRISE, FL 33325. JOB # 42161

FLOOD ZONE INFORMATION

1 h

COMMUNITY NUMBER 125113 0568H
PANEL NUMBER 0145 H
BASE FLOOD ELEVATION N/A
EFFECTIVE DATE 08/18/14

TAC NO. 25-DP-13

NOTE: ALL EXISTING SITE DATA TAKEN FROM SURVEY PREPARED BY OTHERS

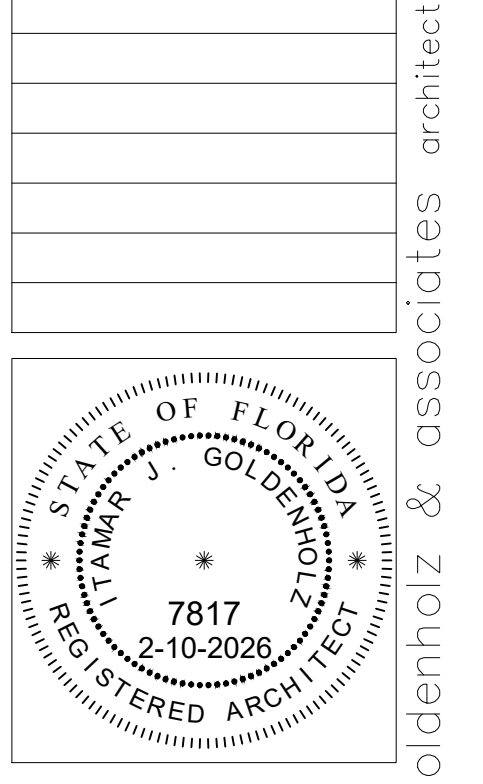
GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. HEREBY RESERVES ITS COMMON LAW COPYRIGHT AND OTHER PROPERTY RIGHTS IN THESE PLANS, IDEAS AND DESIGNS. THESE IDEAS, DESIGNS AND PLANS ARE NOT TO BE REPRODUCED OR COPIED IN ANY FORM OR MANNER WHATSOEVER, NOR ARE THEY TO BE ASSIGNED TO ANY OTHER PARTY WITHOUT THE WRITTEN CONSENT OF GOLDENHOLZ ASSOC. ARCHITECT PLANNERS P.A. THESE PLANS AND SPECIFICATIONS SHALL HAVE PRECEDENCE OVER SCALE DIMENSIONS. CONTRACTORS SHALL VERIFY ALL DIMENSIONS AT JOB SITE AND NOTIFY THIS OFFICE OF ANY DISCREPANCY IN THE DRAWINGS OR SPECIFICATIONS AND OBTAIN OUR APPROVAL IN WRITING BEFORE PROCEEDING WITH WORK.

POLK OFFICE BUILDING

2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE: SITE PLAN

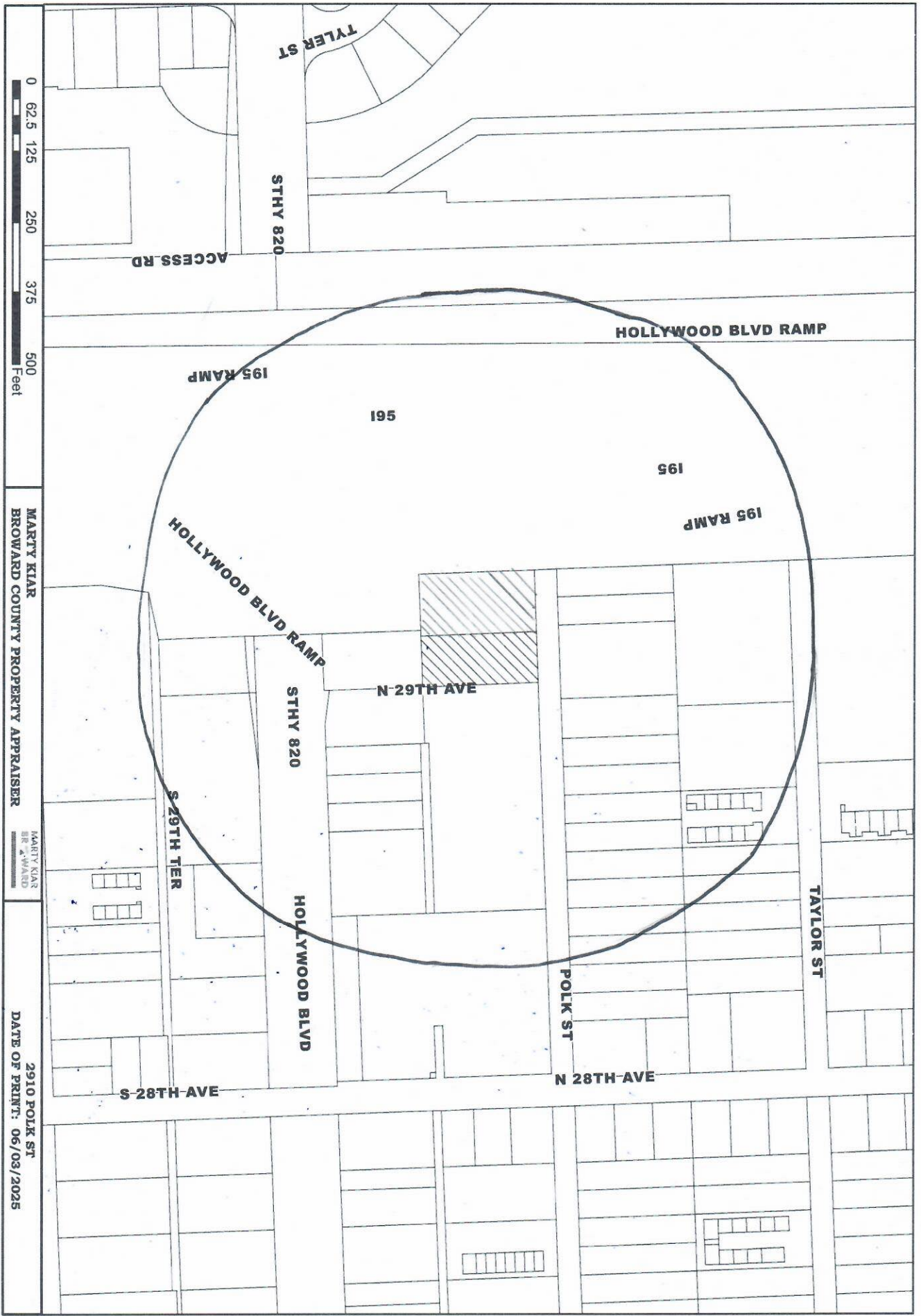
4-04-2024
8-05-2024
4-30-2025 REV. 1
6-23-2025 REV. 2
9- 8-2025 REV. 3
1-26-2026 REV. 4



ITAMAR GOLDENHOLZ
FL. LIC. AR0007817

CSP-1

p.n. 22036



TYLER ST

STHY 820

ACCESS RD

HOLLYWOOD BLVD RAMP

195 RAMP

195

195

195 RAMP

HOLLYWOOD BLVD RAMP

N 29TH AVE

STHY 820

HOLLYWOOD BLVD

POLK ST

TAYLOR ST

S 29TH TER

N 28TH AVE

S 28TH AVE

0 62.5 125 250 375 500 Feet

MARTY KIAR
BROWARD COUNTY PROPERTY APPRAISER

MARTY KIAR
BR 4 WARD

2910 POLK ST
DATE OF PRINT: 06/03/2025

MEETING NOTICE

RE: 2910 POLK STREET, HOLLYWOOD, FL 33020

Dear Neighbor,

You are invited to attend a Community Participation Meeting related to the proposed office building project located at 2910 Polk Street, Hollywood, Florida 33020.

The applicant, BSD 23 Development LLC, is proposing to construct a 92,000 square foot office building including a proposed City Park area.

We would like to hear from you and invite you to join us. The meeting has been scheduled as follows:

Date: March 19, 2026

Time: 5:30 PM – 7:00 PM

Location: 2910 Polk St, Hollywood, FL 33020 (via Zoom)

Zoom Login Information:

<https://us05web.zoom.us/j/82504629483?pwd=bYu0CRlb2mIrNselfk2HLLb6QRYaHa.1>

Meeting ID: 825 0462 9483

Passcode: wK2sHM

If you have any questions prior to the meeting, please contact us at:

Email: info@sapphirecenters.com

Sincerely,

BSD 23 Development LLC



Public Outreach Meeting Comment Matrix

Project Description: Proposed rezoning design, site plan application - office building development	
--	--

Project Address: 2910 POLK ST Hollywood
FL 33020

File No.:

Meeting Date: March 09, 2026

Start Time: 5:30 pm

End Time: 6:05 PM

**Commenter Name
(First & Last)**

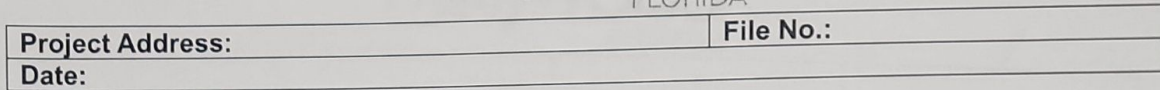
Comment

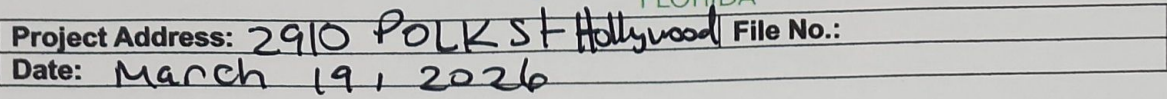
How was this Comment Addressed? If not, why?

Warren Stein

Expressed support for the project lowers the concept

Comment Noted No action required

[illegible]

[illegible]

[illegible]



N.T.S.

NOTE:
PEDESTRIAN WALK CONNECTION TO
PUBLIC TRANSPORTATION.

 EXISTING ASPHALT PAVEMENT
 PROPOSED 22" CONCRETE DRIVE
 PROPOSED CONCRETE SIDEWALK
 PROPOSED CAFETERIA CONCRETE PATIO
 PROPOSED CONCRETE COLUMN

EXISTING ZONING
PROPOSE ZONING
FLOOD ZONE
SITE GROSS AREA
NET SITE AREA
LOT DIMENSIONS WIDTH 200.00' DEPTH 200.00'
CURRENT LAND USE
PROPOSED LAND USE
MAXIMUM LOT COVERAGE: N/A
RESIDENTIAL DENSITY: N/A
MAXIMUM FLOOR AREA RATIO: 2.75
MINIMUM OPEN SPACE REQUIRED: .
OPEN SPACE PROVIDED:
TOTAL PERVIOUS AREA PROVIDED:
TOTAL IMPERVIOUS AREA PROVIDED:
15,169 SF GARAGE + 12,650 SF OFFICE + 260 S.F. PATIO + 2,238 SF DRIVEWAY &
+ 1,700 SF WALKWAYS

MAX. BLDG. FOOTPRINT: 15,169 + 12,650 = 27,819 S.F. OFFICE BLDG. 12,650 S.F.
PARKING GARAGE 15,169 S.F.
TOTAL 27,819 S.F.

{ OFFICE BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION }
 { PARKING BUILDING TYPE I B (2221) Table 601 F.B.C. 8th EDITION }

MAXIMUM BUILDING HEIGHT	75 FT.	75 FT.
MAXIMUM HEIGHT - STORIES	7	6

BUILDING SETBACKS: REQUIRED: PROVIDED:

MIN. SECONDARY FRONTAGE SETBACK (EAST):	5.00 FT.	17.50 FT.
MIN. SIDE GROUND SETBACK (WEST):	5.00 FT.	5.00 FT.
MIN. REAR GROUND SETBACK (SOUTH):	00.00 FT.	3.00 FT.

MAX. OFFICE AREA ALLOWED	SITE AREA x FAR
10,000	10,000
20,000	20,000
30,000	30,000
40,000	40,000
50,000	50,000
60,000	60,000
70,000	70,000
80,000	80,000
90,000	90,000
100,000	100,000
110,000	110,000
120,000	120,000
130,000	130,000
140,000	140,000
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400,000	400,000
410,000	410,000
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430,000	430,000
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930,000	930,000
940,000	940,000
950,000	950,000
960,000	960,000
970,000	970,000
980,000	980,000
990,000	990,000
1,000,000	1,000,000

PROVIDED FLOOR AREA OF OFFICE BLDG.	92,000 S.F. +/- GROSS
RESTROOMS	2,500 S.F. +/-
POWER EQUIPMENT & METER ROOMS	1,500 S.F. +/-

PARKING PER ARTICLE 4.6 OF HOLLYWOOD LAND DEVELOPMENT REGULATIONS:

	<u>Minimum:</u>	<u>Maximum:</u>
1. Single-Family Detached	1	1
2. Single-Family Attached	1	1
3. Multi-Family	1	1
4. Office	1	1
5. Retail	1	1
6. Restaurant	1	1
7. Entertainment	1	1
8. Industrial	1	1
9. Other	1	1

OFFICE 5 SPACES PER 1,000 S.F. MAX.
 (5 x 92,000 / 1,000) 460

	PARKING PROVIDED	STANDARD	STATION	HANDICAP (including van park
1ST FLOOR	17	3	8	

}	4TH FLOOR	38	0
	5TH FLOOR	38	0

7TH FLOOR	38	0
8TH FLOOR	38	0
9th LEVEL	40	0

FOR 301-400 SPACES PROVIDED - 8 HC SPACES REQUIRED

2910 POLK STREET
HOLLYWOOD, FLORIDA 33020

SHEET TITLE:

Handwritten signature: *Handwritten signature*

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2

OD 1

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POLK OFFICE BUILDING
2910 POLK STREET
HOLLYWOOD, FLORIDA

CIVIL ENGINEER
GGB ENGINEERING INC.
2699 STIRLING ROAD, SUITE C-202
FORT LAUDERDALE, FL 33312
TEL. (954)986-9899
Email: ricardo@ggbeng.com

SURVEYOR
ATLANTIC COAST SURVEYING INC.
13798 NW 4TH STREET, SUITE 306
SUNRISE, FL 33325
TEL. (954) 587-2100
Email: INFO@SCSIWEB.NET

LANDSCAPE ARCHITECT
THE MIRROR OF PARADISE
GABRIELA FOJT, LA 6667277
2700 E. OAKLAND PARK BLVD. SUITE C
FORT LAUDERDALE, FL 33306
TEL. (954) 581-1110
Email: gabriela@themirrorofparadise.com

PACO MEETING:	4- 3-2023
TAC MEETING:	2-18-2025
TAC MEETING:	6-16-2025
TAC MEETING:	2-10-2026

2
3

TAC NO. 25-DP-13



LOCATION MAP

INDEX OF DRAWINGS:

ARCHITECTURAL:

T-1	TITLE SHEET AND INDEX OF DRAWINGS
SP-1	MASTER SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN
A-3	THIRD THRU SIX FLOOR PLAN
A-7	ROOF PLAN
A-8	SOUTH & WEST BUILDING ELEVATIONS
A-9	NORTH & EAST BUILDING ELEVATIONS
A-10	BUILDING COLOR N.E & S.W. COLORED RENDERINGS
A-11	EXTERIOR COLOR ELEVATIONS
A-12	BUILDING CROSS SECTION

SURVEY:

SURVEY

CIVIL:

C-1	PAVING & GRADING PLAN
C-2	PAVEMENT MARKING PLAN
C-3	GENERAL NOTES
C-4	CONSTRUCTION DETAILS
C-4 A	CONSTRUCTION DETAILS
C-4 B	STANDARD DETAILS
C-5	EROSION & SEDIMENT CONTROL PLAN
C-6	STORMWATER POLLUTION PREVENTION DETAILS & NOTES
C-7	STORMWATER POLLUTION PREVENTION DETAILS & NOTES

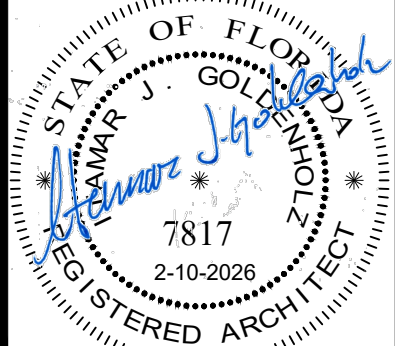
LANDSCAPE:

LP-1	LANDSCAPE PLAN
LP-2	PLANT SCHEDULE, CODE CHART, NOTES & DETAILS
LP-3	COLOR SITE PLAN
DT-1	REMOVAL PLAN
DT-2	EXISTING TREES LIST, TREE PROTECTION DETAIL

GOLDENHOLZ & ASSOCIATES ARCHITECTS & PLANNERS P.A.

3122 NORTH PINE ISLAND ROAD, SUNRISE, FLORIDA 33351 TEL. (954) 742-0797 FAX (954) 742-3093
Email: Itamar@goldenholz.com

ITAMAR J GOLDENHOLZ
FL LIC. AR0007817



DATE: 1-15-2025 TAC
4-30-2025 TAC REV. 2
10-17-2025 TAC REV. 2
2-10-2026 TAC REV. 3
PROJECT No. 22036
SHEET NO. T-1