

# ATTACHMENT IV

Applicant Lead Public  
Participation Summary



Writer's E-Mail Address: [mdPortilla@gunster.com](mailto:mdPortilla@gunster.com)  
Writer's E-Mail Address: [rbehar@gunster.com](mailto:rbehar@gunster.com)

April 3, 2023

Re: Dear Neighbor:

Our firm is representing Bet Midrash Ohr Ha-Chayim Ha-Kadosh, Inc. on obtaining zoning entitlements for the operation of a K-8 Private Religious School at 1720 Harrison Street, Hollywood, Florida. On behalf of our client, we would like to invite you to attend a virtual community meeting to share a vision for this site.

**Owner:**

Bet Midrash Ohr Ha-Chayim Ha-Kadosh, Inc.

**Project address:**

1720 Harrison Street  
Hollywood, Florida 33020

**Planning Board Application No.: 22-S-79**

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

**MEETING TO BE HELD ON: Wednesday, April 26, 2023, at 6:30 PM.**

FOR FURTHER INFORMATION CONTACT: [rbehar@gunster.com](mailto:rbehar@gunster.com) or [mdPortilla@gunster.com](mailto:mdPortilla@gunster.com)

If you have questions regarding the proposed project or need assistance to access the Meeting application, we request that you please send via e-mail in advance of the meeting. To participate, you must access the link provided below via the ZOOM Application.

Link to join ZOOM:

Join Zoom Meeting

<https://us06web.zoom.us/j/85843717522?pwd=VEZERld6Sng5VStlZWtGWDMyaWV6dz09>

Meeting ID: 858 4371 7522

Passcode: 768264

One tap mobile

+13052241968,,85843717522#,,,,\*768264# US

+16469313860,,85843717522#,,,,\*768264# US



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

April 10, 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:** 1720 Harrison Street, Hollywood, FL 33020

**FOLIO NUMBER:** 5142 15 CB 0000

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 4/3/2023.

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 on 4/10/2023, and the site was posted on 4/7/2023.

Sincerely,

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RDR Miami | Diana B. Rio, LEED® AP

Total number of mailed notices: **107, including 4 international**

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

Dial by your location

+1 305 224 1968 US  
+1 646 931 3860 US  
+1 929 205 6099 US (New York)  
+1 301 715 8592 US (Washington DC)  
+1 309 205 3325 US  
+1 312 626 6799 US (Chicago)  
+1 689 278 1000 US  
+1 719 359 4580 US  
+1 253 205 0468 US  
+1 253 215 8782 US (Tacoma)  
+1 346 248 7799 US (Houston)  
+1 360 209 5623 US  
+1 386 347 5053 US  
+1 507 473 4847 US  
+1 564 217 2000 US  
+1 669 444 9171 US  
+1 669 900 6833 US (San Jose)

Meeting ID: 858 4371 7522

Passcode: 768264

Find your local number: <https://us06web.zoom.us/j/keZxt6o01>

Sincerely,

/s/ Miguel Diaz de la Portilla

Miguel Diaz de la Portilla

/s/ Robert Behar

Robert Behar



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

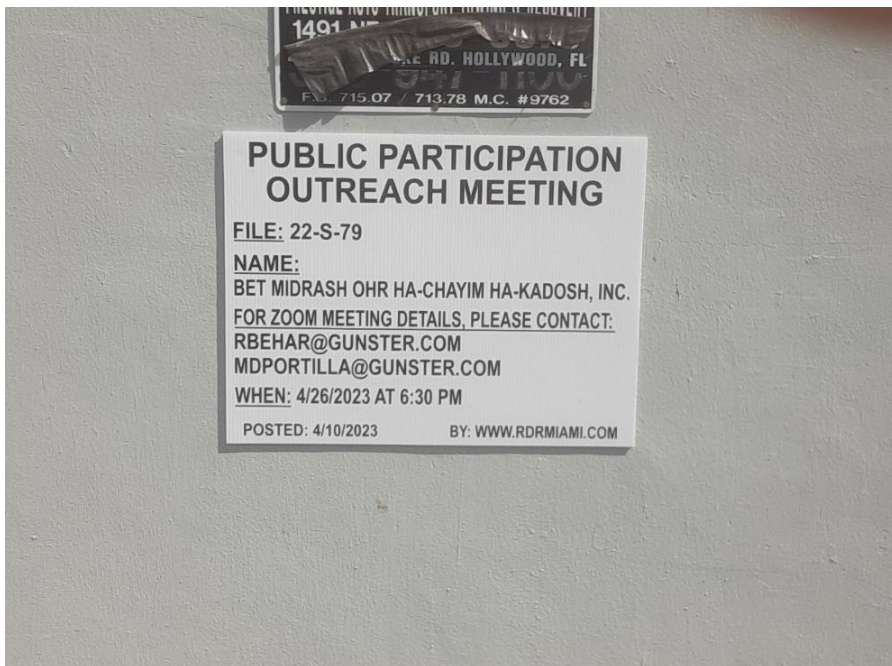
### 500' RADIUS MAP (N.T.S.)



**SUBJECT:** 1720 Harrison Street, Hollywood, FL 33020

**FOLIO NUMBER:** 5142 15 CB 0000

Site posted on 4/7/2023



Name	Name 2	Address	City	State	Zip	Country
BUONAMICI, MARIA & BUONAMICI, F & EASTLAND TR		1581 JEAN TALON ST EST	MONTREAL QC		H2E 1S9	CANADA
GIANCARLI, PIETRO & PAOLINA & PAIANO, ANTHONY	LAM, MAN KWAN TRSTEE ETAL GIANCARLI, CARLA & ETAL PAIANO, VIVIAN	APT 11-B BLK 7 ENNA BLVD RIVA 6799 BAILEY ROAD 3157 SHADETREE DR	1YING HO RD YUEN LONG NT COTE ST LUC QC MISSISSAUGA ON		H4V 1A4 L5N 6P3	CANADA CANADA
1720 HARRISON STREET PROPERTY	LLC	2341 NW 33 ST APT 412	OAKLAND PARK	FL	33309	USA
1735-1739 JACKSON STREET LLC		906 N RIVERSIDE DR #9	POMPANO BEACH	FL	33062	USA
17A PROPERTY HOLDINGS LLC		1720 HARRISON ST #17A	HOLLYWOOD	FL	33020	USA
1800 YOUNG CIRCLE REALTY LLC	% RE/MAX 5 STAR REALTY	1901 HARRISION ST	HOLLYWOOD	FL	33020	USA
219-223 S 17TH AVE LLC		418 S DIXIE HWY	HALLANDALE BEACH	FL	33009	USA
24/7 FLORIDA HOMES LLC		1720 HARRISON ST #14H	HOLLYWOOD	FL	33020	USA
ARI DAN ROY LLC		540 BRICKELL KEY DR #1220	MIAMI	FL	33131	USA
BAMBINA II LLC		137-07 NORTHERN BLVD	FLUSHING	NY	11354	USA
BARRIGA, OMAR		570 GRAND ST #H103	NEW YORK	NY	10002	USA
BERGER, ROSS		3630 SIMMS ST	HOLLYWOOD	FL	33021	USA
BERGER, ROSS K		3630 SIMMS ST	HOLLYWOOD	FL	33021	USA
BOJIC, RADISLAV & NATASA		6809 DAVIS ST	MORTON GROVE	IL	60053	USA
BOZ HOLLYWOOD BREAD OWNER LLC	%ALTUS GROUP	PO BOX 92129	SOUTHLAKE	TX	76092	USA
BTI PARCEL B QOZB LLC		401 E LAS OLAS BLVD STE 1870	FORT LAUDERDALE	FL	33301	USA
BUTLER STREET REALTY LLC		1555 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
BUTLER, ERIKA FREITAG	BUTLER, MARK F	121 S 61 TER STE A	HOLLYWOOD	FL	33023	USA
CAIRNS, ANA		1730 S TREASURE DR	NORTH BAY VILLAGE	FL	33141	USA
CATANZARO, JOHN		2676 NW 99 AVE	CORAL SPRINGS	FL	33065	USA
CBS WORLD LLC		1009 N 17 CT	HOLLYWOOD	FL	33020	USA
CHIOS, ELOISA		321 ACRE LN	HICKSVILLE	NY	11801	USA
CICIRELLO GARCIA, DOMINGO PAULO		1521 S 16 AVE	HOLLYWOOD	FL	33020	USA
CITY OF HOLLYWOOD	DEPT OF COMMUNITY & ECONOMIC DEV	2600 HOLLYWOOD BLVD #206	HOLLYWOOD	FL	33020	USA
CREATIVE SM LLC		3255 NE 184 ST #12204	AVENTURA	FL	33160	USA
CROCKETT, BARBARA J		1645 JACKSON ST	HOLLYWOOD	FL	33020	USA
D & B REALTY INVESTMENTS LLC		1123 VAN BUREN ST	HOLLYWOOD	FL	33019	USA
FERNANDEZ, DAMIAN	FERNANDEZ, YAMILET B	1723 JACKSON ST	HOLLYWOOD	FL	33020	USA
FIRST PRESBYTERIAN CHURCH	OF HOLLYWOOD FL INC	1530 HOLLYWOOD BLVD	HOLLYWOOD	FL	33020	USA
FLISKI, MARIUS		1850 S OCEAN DR #1909	HALLANDALE BEACH	FL	33009	USA
FLORIDA CONFERENCE ASSN OF	SEVENTH-DAY ADVENTISTS	351 S STATE ROAD 434	ALTAMONTE SPRINGS	FL	32714	USA
FLORIDA DEPT OF TRANSPORTATION	OFFICE OF RIGHT OF WAY	3400 W COMMERCIAL BLVD	FORT LAUDERDALE	FL	33309	USA
GALLEGO, RUBEN		16581 NW 5 ST	PEMBROKE PINES	FL	33028	USA
GARCIA, MIKE		1720 HARRISON ST STE 1735	HOLLYWOOD	FL	33020	USA
GEORGE, JOHN	GEORGE, THERESA	153 RAMBLING WAY	SPRINGFIELD	PA	19064	USA
GEORGE, JOHN & AMANDA		959 TYLER ST	HOLLYWOOD	FL	33019	USA
GEORGESCU, MANUELA		1717 N BAYSHORE DR #3151	MIAMI	FL	33132	USA
G-FORCE SHOW & PRODUCTION INC		2647 POLK ST	HOLLYWOOD	FL	33020	USA
GREENBERG, JOSHUA H G	MONCHEK, RAFAELA	1632 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
GRNJA & GRNJA HOLDINGS LLC		210 S FEDERAL HWY #302	HOLLYWOOD	FL	33020	USA
GRNJA & GRNJA HOLDINGS LLC		210 S FEDERAL HWY 2ND FLR	HOLLYWOOD	FL	33020	USA
GRNJA & GRNJA LLC		210 S FEDERAL HWY FLR 2	HOLLYWOOD	FL	33020	USA
GROH, MICHAEL		1720 HARRISON ST #9B	HOLLYWOOD	FL	33020	USA

HAROLD W & RENA S JAFFE FAM TR	JAFFE, GARY	2626 34 ST	SANTA MONICA	CA	90405	USA
HOMETOWERHOLLYWOOD11B LLC		1720 HARRISON ST #11B	HOLLYWOOD	FL	33020	USA
HOMETOWERHOLLYWOOD15B LLC		1720 HARRISON ST #15B	HOLLYWOOD	FL	33020	USA
HOOD, GREGG BURTON		211 NW 20 ST	HOMESTEAD	FL	33030	USA
HORATIO LANIER (IRA)	%IRA FINANCIAL TRUST CO	1416 PRIMROSE RD RW	WASHINGTON	DC	20012	USA
JACKSON STREET DEVELOPMENT LLC		1150 E HALLANDALE BCH BLVD #B	HALLANDALE BEACH	FL	33009	USA
JOHN S BLACK REV LIV TR	BRUCE S BLACK REV LIV TR	1505 WILEY ST	HOLLYWOOD	FL	33020	USA
JTF MANAGEMENT LLC		9841 NW 35 ST	HOLLYWOOD	FL	33024	USA
KATUZHKA ASANZA TR	ASANZA, KATUZHKA TRSTEE	737 N CRESCENT DR	HOLLYWOOD	FL	33021	USA
KJ EMPIRE HOLDINGS LLC	%HARVARD BUSINESS SERV INC	694 CLOCKS BLVD	MASSAPEQUA	NY	11758	USA
KORB, ANA BEATRIZ		321 ACRE LN	HICKSVILLE	NY	11801	USA
KRSTEC LLC		1147 LINCOLN ST	HOLLYWOOD	FL	33019	USA
LOPEZ SANCHEZ, JAIME E		1720 HARRISON ST #10H	HOLLYWOOD	FL	33020	USA
LUKASIEVICH, ALEXANDER		1714 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
MARCELLA INC		1229 PEREGRINE WAY	WESTON	FL	33327	USA
MARTINEZ, JOCELIN		2300 S LEWIS ST #182	ANAHEIM	CA	92802	USA
MEHNERT, INGE ELIZABETH		2630 MADISON ST	HOLLYWOOD	FL	33020	USA
MOANGA, DIANA		2801 NE 183 ST #2107N	AVENTURA	FL	33160	USA
MOHAMMAD, AMIN & SABIRA		1651 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
MONTANIER INVESTMENT LLC		1542 TYLER ST	HOLLYWOOD	FL	33020	USA
NEUSCHATZ, JANET	NEUSCHATZ, EDITH EST	PO BOX 3571	HALLANDALE BEACH	FL	33008	USA
ORTIZ PALMER, MARIUS		1720 HARRISON ST #10-D	HOLLYWOOD	FL	33020	USA
PATEL, MEHUL		3232 SW 53 ST	FORT LAUDERDALE	FL	33312	USA
PIRITA INVESTMENT & DEVEL FUND	FORTUNA LLC	1736 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
PLAHUTNIK, MOJCA & ZORAN		317 S 17 AVE UNIT 4	HOLLYWOOD	FL	33020	USA
RAMOS, MIGUEL ERNESTO		1643 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
RAWNSLEY, CLIFTON A JR		1720 HARRISON ST APT 10E	HOLLYWOOD	FL	33020	USA
RB GROUP ARGENTINA LLC	%SERBER & ASSOCIATES PA	2875 NE 191 ST STE 801	AVENTURA	FL	33180	USA
RED APPLE HOLLYWOOD LLC		800 CORPORATE DR STE 124	FORT LAUDERDALE	FL	33334	USA
REMNH LLC		580 NW 95 ST	MIAMI	FL	33150	USA
ROBERT C GRISWOLD REV TR	GRISWOLD, ROBERT C TRSTEE	209 NE 21 CT	WILTON MANORS	FL	33305	USA
SAIFMAN, DAVID & ANDREA		606 NW 106 AVE	PLANTATION	FL	33324	USA
SEMANDUYEV, PAVEL		1553 ADAMS ST	HOLLYWOOD	FL	33020	USA
SEMANDUYEV, PAVEL		1720 HARRISON ST UNIT 11D	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN		1720 HARRISON ST UNIT 16-E	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN A		1720 HARRISON ST APT 16-E	HOLLYWOOD	FL	33020	USA
SPENCE, CAROLYN E		954 TYLER ST	HOLLYWOOD	FL	33019	USA
SPENCER, RAY		33 PATTON ST	BRENTWOOD	NY	11717	USA
SPINACI, VALERIO		1720 HARRISON ST #16A	HOLLYWOOD	FL	33020	USA
SR JACKSON CONSULTING LLC		906 N RIVERSIDE DR #9	POMPANO BEACH	FL	33062	USA
STATE-UNGUREANU, NICOLAE & ANA M		317 S 17 AVE #6	HOLLYWOOD	FL	33020	USA
STEIN, DANIEL R		1720 HARRISON ST #16H	HOLLYWOOD	FL	33020	USA
STRUM, SHANE S		3500 N 53 AVE	HOLLYWOOD	FL	33021	USA
SUMONEY INVESTMENTS LLC		5430 SW 25 AVE	FORT LAUDERDALE	FL	33312	USA
TJS 4 LLC		1720 HARRISON ST #10A	HOLLYWOOD	FL	33020	USA
VAN BUREN APTS INC		171 WASHINGTON AVE	MILLTOWN	NJ	08850	USA



VAN JACKSON LLC		613 NW 3 AVE #104	FORT LAUDERDALE	FL	33311	USA
VAZQUEZ-SCOTT, MARIA J		1647 VAN BUREN ST	HOLLYWOOD	FL	33020	USA
VELMOR, VLADIMIR	VLADIMIR VELMOR REV TR	1720 HARRISON ST #12H	HOLLYWOOD	FL	33020	USA
WALTZ, ALEXANDRE		119 GREENVIEW ST	MARCO ISLAND	FL	34145	USA
WIN WIN LLC		580 NW 95 TER	MIAMI	FL	33150	USA
YOUNG CIRCLE PROPERTY LLC		300 ATLANTIC ST #1110	STAMFORD	CT	06901	USA
DOWNTOWN PARKSIDE ROYAL POINCIANA	C/O MITCH ANTON, BOARD MEMBER/DIR.	P.O. BOX 223697	HOLLYWOOD	FL	33022	USA
HOLLYWOOD LAKES CIVIC ASSOCIATION	C/O TERRY CANTRELL, PRES.	P.O. BOX 223922	HOLLYWOOD	FL	33019	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
CITY OF HOLLYWOOD	PLANNING & URBAN DESIGN	2600 HOLLYWOOD BLVD #315	HOLLYWOOD	FL	33020	USA

BUONAMICI, MARIA & BUONAMICI, F &  
1581 JEAN TALON ST EST  
MONTREAL QC H2E 1S9  
CANADA

EASTLAND TR  
LAM, MAN KWAN TRSTEE ETAL  
APT 11-B BLK 7 ENNA BLVD RIVA  
1YING HO RD YUEN LONG NT  
HONG KONG

GIANCARLI, PIETRO & PAOLINA &  
GIANCARLI, CARLA & ETAL  
6799 BAILEY ROAD  
COTE ST LUC QC H4V 1A4  
CANADA

PAIANO, ANTHONY  
PAIANO, VIVIAN  
3157 SHADETREE DR  
MISSISSAUGA ON L5N 6P3  
CANADA

1720 HARRISON STREET PROPERTY  
LLC  
2341 NW 33 ST APT 412  
OAKLAND PARK, FL 33309

1735-1739 JACKSON STREET LLC  
906 N RIVERSIDE DR #9  
POMPANO BEACH, FL 33062

17A PROPERTY HOLDINGS LLC  
1720 HARRISON ST #17A  
HOLLYWOOD, FL 33020

1800 YOUNG CIRCLE REALTY LLC  
% RE/MAX 5 STAR REALTY  
1901 HARRISON ST  
HOLLYWOOD, FL 33020

219-223 S 17TH AVE LLC  
418 S DIXIE HWY  
HALLANDALE BEACH, FL 33009

24/7 FLORIDA HOMES LLC  
1720 HARRISON ST #14H  
HOLLYWOOD, FL 33020

ARI DAN ROY LLC  
540 BRICKELL KEY DR #1220  
MIAMI, FL 33131

BAMBINA II LLC  
137-07 NORTHERN BLVD  
FLUSHING, NY 11354

BARRIGA, OMAR  
570 GRAND ST #H103  
NEW YORK, NY 10002

BERGER, ROSS  
3630 SIMMS ST  
HOLLYWOOD, FL 33021

BERGER, ROSS K  
3630 SIMMS ST  
HOLLYWOOD, FL 33021

BOJIC, RADISLAV & NATASA  
6809 DAVIS ST  
MORTON GROVE, IL 60053

BOZ HOLLYWOOD BREAD OWNER LLC  
%ALTUS GROUP  
PO BOX 92129  
SOUTHLAKE, TX 76092

BTI PARCEL B QOZB LLC  
401 E LAS OLAS BLVD STE 1870  
FORT LAUDERDALE, FL 33301

BUTLER STREET REALTY LLC  
1555 VAN BUREN ST  
HOLLYWOOD, FL 33020

BUTLER, ERIKA FREITAG  
BUTLER, MARK F  
121 S 61 TER STE A  
HOLLYWOOD, FL 33023

CAIRNS, ANA  
1730 S TREASURE DR  
NORTH BAY VILLAGE, FL 33141

CATANZARO, JOHN  
2676 NW 99 AVE  
CORAL SPRINGS, FL 33065

CBS WORLD LLC  
1009 N 17 CT  
HOLLYWOOD, FL 33020

CHIOS, ELOISA  
321 ACRE LN  
HICKSVILLE, NY 11801

CICIRELLO GARCIA, DOMINGO PAULO  
1521 S 16 AVE  
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD  
DEPT OF COMMUNITY & ECONOMIC DEV  
2600 HOLLYWOOD BLVD #206  
HOLLYWOOD, FL 33020

CREATIVE SM LLC  
3255 NE 184 ST #12204  
AVENTURA, FL 33160

CROCKETT, BARBARA J  
1645 JACKSON ST  
HOLLYWOOD, FL 33020

D & B REALTY INVESTMENTS LLC  
1123 VAN BUREN ST  
HOLLYWOOD, FL 33019

FERNANDEZ, DAMIAN  
FERNANDEZ, YAMILET B  
1723 JACKSON ST  
HOLLYWOOD, FL 33020

FIRST PRESBYTERIAN CHURCH  
OF HOLLYWOOD FL INC  
1530 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

FLISKI, MARIUS  
1850 S OCEAN DR #1909  
HALLANDALE BEACH, FL 33009

FLORIDA CONFERENCE ASSN OF  
SEVENTH-DAY ADVENTISTS  
351 S STATE ROAD 434  
ALTAMONTE SPRINGS, FL 32714

FLORIDA DEPT OF TRANSPORTATION  
OFFICE OF RIGHT OF WAY  
3400 W COMMERCIAL BLVD  
FORT LAUDERDALE, FL 33309

GALLEGO, RUBEN  
16581 NW 5 ST  
PEMBROKE PINES, FL 33028

GARCIA, MIKE  
1720 HARRISON ST STE 1735  
HOLLYWOOD, FL 33020

GEORGE, JOHN  
GEORGE, THERESA  
153 RAMBLING WAY  
SPRINGFIELD, PA 19064

GEORGE, JOHN & AMANDA  
959 TYLER ST  
HOLLYWOOD, FL 33019

GEORGESCU, MANUELA  
1717 N BAYSHORE DR #3151  
MIAMI, FL 33132

G-FORCE SHOW & PRODUCTION INC  
2647 POLK ST  
HOLLYWOOD, FL 33020

GREENBERG, JOSHUA H G  
MONCHEK, RAFAELA  
1632 VAN BUREN ST  
HOLLYWOOD, FL 33020

GRNJA & GRNJA HOLDINGS LLC  
210 S FEDERAL HWY #302  
HOLLYWOOD, FL 33020

GRNJA & GRNJA HOLDINGS LLC  
210 S FEDERAL HWY 2ND FLR  
HOLLYWOOD, FL 33020

GRNJA & GRNJA LLC  
210 S FEDERAL HWY FLR 2  
HOLLYWOOD, FL 33020

GROH, MICHAEL  
1720 HARRISON ST #9B  
HOLLYWOOD, FL 33020

HAROLD W & RENA S JAFFE FAM TR  
JAFFE, GARY  
2626 34 ST  
SANTA MONICA, CA 90405

HOMETOWERHOLLYWOOD11B LLC  
1720 HARRISON ST #11B  
HOLLYWOOD, FL 33020

HOMETOWERHOLLYWOOD15B LLC  
1720 HARRISON ST #15B  
HOLLYWOOD, FL 33020

HOOD, GREGG BURTON  
211 NW 20 ST  
HOMESTEAD, FL 33030

HORATIO LANIER (IRA)  
%IRA FINANCIAL TRUST CO  
1416 PRIMROSE RD RW  
WASHINGTON, DC 20012

JACKSON STREET DEVELOPMENT LLC  
1150 E HALLANDALE BCH BLVD #B  
HALLANDALE BEACH, FL 33009

JOHN S BLACK REV LIV TR  
BRUCE S BLACK REV LIV TR  
1505 WILEY ST  
HOLLYWOOD, FL 33020

JTF MANAGEMENT LLC  
9841 NW 35 ST  
HOLLYWOOD, FL 33024

KATUZHKA ASANZA TR  
ASANZA, KATUZHKA TRSTEE  
737 N CRESCENT DR  
HOLLYWOOD, FL 33021

KJ EMPIRE HOLDINGS LLC  
%HARVARD BUSINESS SERV INC  
694 CLOCKS BLVD  
MASSAPEQUA, NY 11758

KORB, ANA BEATRIZ  
321 ACRE LN  
HICKSVILLE, NY 11801

KRSTEC LLC  
1147 LINCOLN ST  
HOLLYWOOD, FL 33019

LOPEZ SANCHEZ, JAIME E  
1720 HARRISON ST #10H  
HOLLYWOOD, FL 33020

LUKASIEVICH, ALEXANDER  
1714 VAN BUREN ST  
HOLLYWOOD, FL 33020

MARCELLA INC  
1229 PEREGRINE WAY  
WESTON, FL 33327

MARTINEZ, JOCELIN  
2300 S LEWIS ST #182  
ANAHEIM, CA 92802

MEHNERT, INGE ELIZABETH  
2630 MADISON ST  
HOLLYWOOD, FL 33020

MOANGA, DIANA  
2801 NE 183 ST #2107N  
AVENTURA, FL 33160

MOHAMMAD, AMIN & SABIRA  
1651 VAN BUREN ST  
HOLLYWOOD, FL 33020

MONTANIER INVESTMENT LLC  
1542 TYLER ST  
HOLLYWOOD, FL 33020

NEUSCHATZ, JANET  
NEUSCHATZ, EDITH EST  
PO BOX 3571  
HALLANDALE BEACH, FL 33008

ORTIZ PALMER, MARIUS  
1720 HARRISON ST #10-D  
HOLLYWOOD, FL 33020

PATEL, MEHUL  
3232 SW 53 ST  
FORT LAUDERDALE, FL 33312

PIRITA INVESTMENT & DEVEL FUND  
FORTUNA LLC  
1736 VAN BUREN ST  
HOLLYWOOD, FL 33020

PLAHUTNIK, MOJCA & ZORAN  
317 S 17 AVE UNIT 4  
HOLLYWOOD, FL 33020

RAMOS, MIGUEL ERNESTO  
1643 VAN BUREN ST  
HOLLYWOOD, FL 33020

RAWNSLEY, CLIFTON A JR  
1720 HARRISON ST APT 10E  
HOLLYWOOD, FL 33020

RB GROUP ARGENTINA LLC  
%SERBER & ASSOCIATES PA  
2875 NE 191 ST STE 801  
AVENTURA, FL 33180

RED APPLE HOLLYWOOD LLC  
800 CORPORATE DR STE 124  
FORT LAUDERDALE, FL 33334

REMNH LLC  
580 NW 95 ST  
MIAMI, FL 33150

ROBERT C GRISWOLD REV TR  
GRISWOLD, ROBERT C TRSTEE  
209 NE 21 CT  
WILTON MANORS, FL 33305

SAIFMAN, DAVID & ANDREA  
606 NW 106 AVE  
PLANTATION, FL 33324

SEMANDUYEV, PAVEL  
1553 ADAMS ST  
HOLLYWOOD, FL 33020

SEMANDUYEV, PAVEL  
1720 HARRISON ST UNIT 11D  
HOLLYWOOD, FL 33020

SPENCE, CAROLYN  
1720 HARRISON ST UNIT 16-E  
HOLLYWOOD, FL 33020

SPENCE, CAROLYN A  
1720 HARRISON ST APT 16-E  
HOLLYWOOD, FL 33020

SPENCE, CAROLYN E  
954 TYLER ST  
HOLLYWOOD, FL 33019

SPENCER, RAY  
33 PATTON ST  
BRENTWOOD, NY 11717

SPINACI, VALERIO  
1720 HARRISON ST #16A  
HOLLYWOOD, FL 33020

SR JACKSON CONSULTING LLC  
906 N RIVERSIDE DR #9  
POMPANO BEACH, FL 33062

STATE-UNGUREANU, NICOLAE & ANA M  
317 S 17 AVE #6  
HOLLYWOOD, FL 33020

STEIN, DANIEL R  
1720 HARRISON ST #16H  
HOLLYWOOD, FL 33020

STRUM, SHANE S  
3500 N 53 AVE  
HOLLYWOOD, FL 33021

SUMONEY INVESTMENTS LLC  
5430 SW 25 AVE  
FORT LAUDERDALE, FL 33312

TJS 4 LLC  
1720 HARRISON ST #10A  
HOLLYWOOD, FL 33020

VAN BUREN APTS INC  
171 WASHINGTON AVE  
MILLTOWN, NJ 08850

VAN JACKSON LLC  
613 NW 3 AVE #104  
FORT LAUDERDALE, FL 33311

VAZQUEZ-SCOTT, MARIA J  
1647 VAN BUREN ST  
HOLLYWOOD, FL 33020

VELMOR, VLADIMIR  
VLADIMIR VELMOR REV TR  
1720 HARRISON ST #12H  
HOLLYWOOD, FL 33020

WALTZ, ALEXANDRE  
119 GREENVIEW ST  
MARCO ISLAND, FL 34145

WIN WIN LLC  
580 NW 95 TER  
MIAMI, FL 33150

YOUNG CIRCLE PROPERTY LLC  
300 ATLANTIC ST #1110  
STAMFORD, CT 06901

DOWNTOWN PARKSIDE ROYAL POINCIANA  
C/O MITCH ANTON, BOARD MEMBER/DIR.  
P.O. BOX 223697  
HOLLYWOOD, FL 33022

HOLLYWOOD LAKES CIVIC ASSOCIATION  
C/O TERRY CANTRELL, PRES.  
P.O. BOX 223922  
HOLLYWOOD, FL 33019

THE HONORABLE ADAM GRUBER  
DISTRICT 4  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

THE HONORABLE CARYL S SHUHAM  
DISTRICT 1  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

THE HONORABLE IDELMA QUINTANA  
DISTRICT 6  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

THE HONORABLE JOSH LEVY  
MAYOR  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

THE HONORABLE KEVIN BIEDERMAN  
DISTRICT 5  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

THE HONORABLE LINDA HILL ANDERSON  
DISTRICT 2  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

THE HONORABLE TRACI CALLARI  
DISTRICT 3  
2600 HOLLYWOOD BLVD  
HOLLYWOOD, FL 33020

CITY OF HOLLYWOOD  
PLANNING & URBAN DESIGN  
2600 HOLLYWOOD BLVD #315  
HOLLYWOOD, FL 33020

# PROJECT INFORMATION

<b>PROPERTY ADDRESS:</b>	1720 HARRISON ST, HOLLYWOOD, FL 33020
<b>BUILDING AREA - COMMERCIAL UNITS:</b>	36,966 SF (First 4 Floors)
<b>TOTAL BUILDING AREA:</b>	147,877 SF, Total 19 story
<b>CURRENT ZONING:</b> LAND USE DESIGNATION - RAC (Office, Retail) ZONING DISTRICT - PD-YC-B58	
<b>INTENDED ZONING and USE STATEMENT</b> The proposed project is a renewal of an Existing School that was on-premises named HOLLYWOOD FINE ARTS CHARTER SCHOOL. The New Owner intends to use the space without any further exterior alterations as a Private School for Primary age with SPECIAL EXCEPTION as indicated in Zoning by Laws.	
<b>RAC ZONING - (REGIONAL ACTIVITY CENTER)</b> - As permitted by RAC owner intends to follow guidelines encouraging "high-quality and functional mixed living, working, shopping, education, and recreational activities". As part of RETAIL CORE USES in RAC - A SPECIAL EXCEPTION is requested as indicated for:  1. K-8 School	

Previous Use - Hollywood Fine Arts Charter School. Permit presented on 2/16/2004 to the City of Hollywood, FL, permitted and active for 5 years on-premises without on-site parking.

**SITE CONFIGURATION:** The Site consists of an EXISTING Commercial Building on the first 4 Floors and an Additional Existing Condominium Building on the 5<sup>th</sup> Floor and up.

**PARKING:** There is no current Parking on the Site as approved by the City. The area around the building has large parking garages. A large PORTE COCHERE / Drop off Area exists on the site and is used by Residents and Commercial Units. There is an existing Agreement for the use the Drop Off Area for the intended use proposed.  
Parking off Premises = 45 Spaces Required

**STATEMENT OF OWNERSHIP**  
The Commercial site was purchased on 6/30/2022.

**OWNER:** BET MIDRASH OHR HA-CHAYIM HA-KADOSH INC.

**FOLIO S numbers** are indicated as follows:

814215AA0010	BET MIDRASH OHR HA-CHAYIM HA-KADOSH INC	1720 HARRISON STREET 1A
814215AA0020	BET MIDRASH OHR HA-CHAYIM HA-KADOSH INC	1720 HARRISON STREET 2A
814215AA0030	BET MIDRASH OHR HA-CHAYIM HA-KADOSH INC	1720 HARRISON STREET 3A
814215AA0040	BET MIDRASH OHR HA-CHAYIM HA-KADOSH INC	1720 HARRISON STREET 4A

**TRAFFIC CIRCULATION**  
REFER TO TRAFFIC CIRCULATION ON REPORT

# ZONING MAP



# LOCATION MAP



alan

Rabbi Alon Razla

Azita

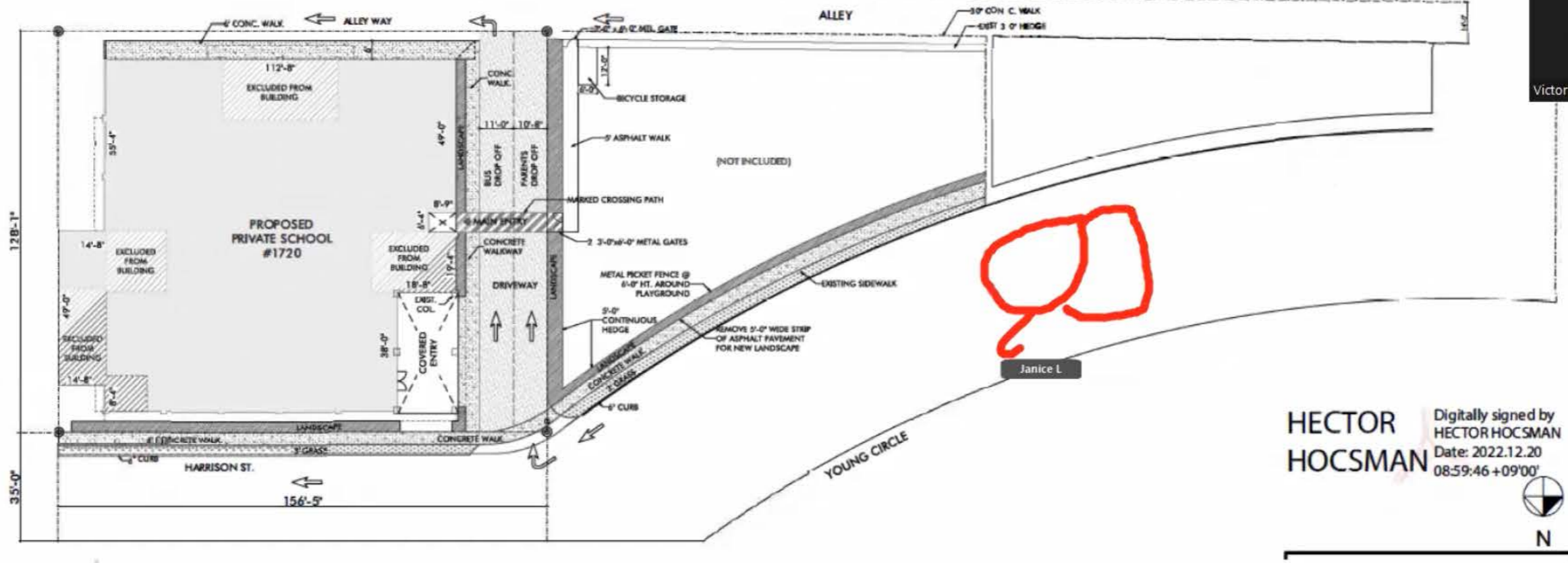
Azita

Mr.Wolland

Mr.Wolland

Victor DeBianchi

Victor DeBianchi



**HECTOR HOCSMAN** Digitally signed by HECTOR HOCSMAN  
Date: 2022.12.20 08:59:46 +09'00'

N

## 1720 Harrison Street – Public Participation Meeting Summary

The meeting started at approximately 630 with 62 members of the public present, the HAAS school, the applicant and its team. Originally, a power point presentation was shown but quickly the meeting was interrupted by people putting up racist and antisemitic remarks using shared screen, drawing and other methods. In order to avoid the interruptions and messages, we had to abandon any screen sharing capabilities and do the entire presentation orally.

Following the interruptions, the meeting was productive with a constant back and forth of questions and answers. The majority of questions and concerns by the public came from the tenants of the 1720 Harrison Street building. The concerns were related to parking, circulation patterns, and hours of operation and its impact on traffic in the area.

After 90 minutes of back and forth, the meeting ended with contact information for all participants to be able to contact or set another meeting in the future.



Miguel Diaz de la Portilla



Rabbi Alon Razla



Randy Gilbert

Victor DeBianchi

iPhone

Victor DeBianchi

iPhone

hollywoodmarta1...

hollywoodmarta1@gmail.com



Bobby Behar



MSM



alan

Johna Giordano H...

Johna Giordano HAAS Principal

Dalberiste

Sadie



Farah

Natalie's iPhone

laurie schecter

Dalberiste

Sadie

Natalie's iPhone

laurie schecter



19545889573

kim

Azita

Mr.Wolland

Zoom user

kim

Azita

Mr.Wolland

Zoom user

Ellen Suppa



Josh Levy

Ray



LaShonda White

Tatiana Chernaya

Tatiana Chernaya







Rabbi Alon Razla



Miguel Diaz de la Portilla



Bobby Behar



alan



MSM

**Victor DeBianchi**

Victor DeBianchi

**Janis**

Janis

**hollywoodmarta1...**

hollywoodmarta1@gmail.com



Randy Gilbert

**Johna Giordano H...**

Johna Giordano HAAS Principal

**Dalberiste**

Dalberiste

**Sadie**

Sadie



Farah



19545889573

**Azita**

Azita

**Zoom user**

Zoom user

**Ellen Suppa**

Ellen Suppa



Josh Levy

**Ray**

Ray



LaShonda White

**Marcel**

Marcel

**Seth**

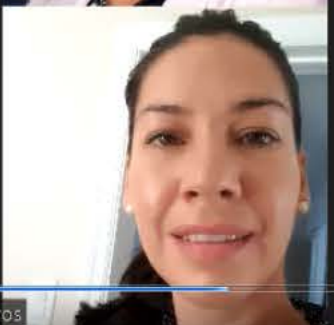
Seth

**Natalia Perez**

Natalia Perez

**Patricia Antrican**

Patricia Antrican



Natalie Oliveros

01:02:40



school cannot even get more spots. We really need more parking for both new residents and the community...I know it is much easier said than done.

19:05:01 From Johna Giordano HAAS Principal to Bobby Behar(Direct Message) : No I am all set, no questions. I just wanted the city to know parking is an issue and traffic.  
19:05:25 From Bobby Behar to Johna Giordano HAAS Principal(Direct Message) : Okay, thank you.  
19:06:16 From Jess : Reacted to "Where is the parking..." with  
19:09:01 From Ms. Pizzi : when is this school set to open?  
19:09:10 From Jess : Reacted to "when is this school ..." with  
19:09:53 From Sadie : Hollywood is congested as it is  
19:11:03 From Sadie : HAAS needs an area for parking. And as a parent I will not be parking at a 7min away parking garage with my 5 year old running to get to school  
19:11:27 From Janis : Reacted to "The parking garages ..." with  
19:12:19 From kim : Reacted to "The parking garages ..." with  
19:14:05 From kim : I pay for a permit and there are days I can't find a spot and I get to HAAS early.  
19:17:02 From Angela : Reacted to "The parking garages ..." with  
19:18:50 From Ellen Suppa : Has the City of Hollywood had any input on this additional school in this area?  
19:19:53 From hollywoodmarta1@gmail.com : when can I speak  
19:20:34 From Bobby Behar : Replying to "when can I speak"

Please raise your hand so that i can click to unmute you

19:21:32 From Mourad Benguergoura : Replying to "when can I speak"

Thank you, but there is no need to talk since people are saying what I want to say. Thanks

19:22:05 From Ms. Pizzi : Is the traffic study available to the public?  
19:23:33 From brandon : Why can this not wait until after the construction is finished? What is the rush to fill it?  
19:24:30 From MSM : that attitude is probably why the community feels slighted or ignored, with all due respect to the Rabbi. when does the "line" start forming that impacts the neighborhood ? he seems to discount and be of dismissive of our concerns. any other business might be spread out across the day, not the concentrated time for drop off and pick up.  
19:25:08 From Ms. Pizzi : We already have so many issues with existing parents not following the established dismissal by HAAS. Can you guarantee that your parents are not going to add to the existing issues with traffic flow?  
19:27:55 From Janis : How will it work when there are days of severe weather? There will not be staggered dismissal when weather and safety is involved. And I agree that parents don't follow rules now.  
19:28:39 From Sadie : Why can't they fix the problem right now with parking before they build another school?  
19:29:14 From Angela : How is it that the children from the new school will be dropped off and picked up on Van Buren? The street is not equipped for this. I'm a HAAS parent and we are currently using Van Buren until the construction is finished. It is not safe to stop in the middle of the street. How would it be something permanent for the new school?  
19:29:16 From Sadie : Who knows  
19:31:10 From Ms. Pizzi : I think by the time the school opens the traffic study will be obsolete because the new school is not accounting for the additional residents that the new high rises are going to bring. Will there be a new traffic study done before the school opens?  
19:35:26 From MSM : can you quantify the time that will be utilized for both schools and the time allotted for drop and pick up? this seems to be ignored by mr diaz de la portilla and the architech hector. are we talking 2 hours or more when you account for parents lining up?  
19:37:25 From Johna Giordano HAAS Principal : Yes, we can coordinate our emergency plans.  
19:38:33 From Ms. Pizzi : How recent is the traffic study?  
19:39:10 From MSM : that's your public plan, what is the actual time? the line forms much longer than that.  
19:39:33 From Jessica : HAAS line takes lasts a lot longer than 30 minutes in the afternoon for pickup. People start lining up before 2pm and the last dismissal is at 2:55 but continues until after 3pm  
19:46:41 From Angela : I did the math. You mentioned it would take 30 minutes for pick or drop off right?  $700 \text{ kids} / 30 \text{ minutes} = 2.5 \text{ seconds per kid}$ . This number doesn't sound realistic, especially

18:45:09 From j Abella : I j se a screenshot of you need it  
18:45:55 From Johna Giordano HAAS Principal : Maybe take down the presentation for now and explain verbally, we know you are trying! Hang in there!  
18:46:01 From Sadie : This is unfortunate  
18:46:01 From Caryl Shuham to Bobby Behar(Direct Message) : You may want to reschedule and have all participants register  
18:46:06 From Mr.Wolland : Reacted to "Maybe take down the ..." with  
18:46:07 From Josh Levy to Bobby Behar(Direct Message) : Do it without the presentation  
18:46:17 From Brian : Reacted to "Maybe take down the ..." with  
18:46:21 From Josh Levy : Reacted to "Maybe take down the ..." with  
18:46:31 From Janis : I believe for changes to take effect, you need to stop the meeting and restart  
18:46:34 From Mourad Benguergoura : We're mature not kids  
18:46:40 From Caryl Shuham to Bobby Behar(Direct Message) : your presentation has been hacked somehow  
18:46:50 From Janis : Reacted to "Maybe take down the ..." with  
18:46:50 From Janis : Removed a reaction from "Maybe take down the ..."  
18:46:58 From Janis : Reacted to "Maybe take down the ..." with  
18:47:03 From Ellen Suppa : Unacceptable and childish  
18:47:04 From Caryl Shuham to Bobby Behar(Direct Message) : typically, I believe it is kids that do this.  
18:47:23 From LaShonda White : You can enable waiting room in your settings  
18:47:56 From Caryl Shuham to Bobby Behar(Direct Message) : Raelin Storey with the City of Hollywood can tell you how to set up a meeting like this and disable all of this interference  
18:48:16 From Ellen Suppa : I have a question my I please unmute?  
18:50:50 From alexa : Grow up jack and jon  
18:52:01 From Mike Kelly : I have actually stolen everyone in this meeting's credit car  
18:52:12 From Mike Kelly : U guys are fucked  
18:52:30 From Mike Kelly : Fuck u marcia  
18:52:31 From Tim : Everybody's social security numbers are mine  
18:52:34 From Mike Kelly : I see that look  
18:52:39 From Tim : And I'm leaking them  
18:52:48 From Tim : Its over  
18:52:49 From Mike Kelly : everyone has been hacked  
18:52:51 From Tim : 1  
18:52:52 From Tim : 2  
18:52:54 From Tim : Buckle  
18:52:56 From Tim : My  
18:52:57 From Mike Kelly : You were all given a virus  
18:53:00 From Tim : Shoes  
18:53:02 From Tim : 3  
18:53:02 From Tim : 4  
18:53:08 From Tim : Buckle some moreeeeeeeeeee  
18:54:38 From Natalia Perez : Where is the parking for faculty?  
18:55:01 From Caryl Shuham to Bobby Behar(Direct Message) : Mr. Behar - you really need to reschedule this meeting. We cannot see what you are talking about.  
18:55:18 From Sadie : I think k these are real kids who have gotten their parents email and saw that the presentation was going to be done.  
18:55:24 From Sadie : We just need to ignore  
18:57:37 From Sadie : I agree with him  
18:59:18 From MSM : Mr Behar: can you address how long in hours and minute, the neighborhood will be impacted by the time you and the other school close off for the combined pick up and drop off morning and night, five days a week, 4 weeks a month, at least 7 months a year?  
19:01:47 From hollywoodmarta1@gmail.com : I would love to speak when appropriate  
19:04:08 From Bobby Behar to Johna Giordano HAAS Principal(Direct Message) : Johna, did you raise your hand again or was that from the first time?  
19:04:28 From Johna Giordano HAAS Principal : The parking garages are at over 200% capacity and our

with children. You just can't rush them like that.

19:48:09 From brandon : Pick up is over at 3:20 not 3:00

19:48:13 From alan : You have addressed your cooperation with HAAS. What about cooperation with the businesses and residents of Home Tower?

19:48:46 From Natalia Perez : Reacted to "You have addressed y..." with

19:49:29 From C. : When are you planning in starting classes?

19:49:40 From C. : Reacted to "You have addressed y..." with

19:49:42 From Thaeliz's iPhone : Reacted to "You have addressed y..." with

19:50:46 From Johna Giordano HAAS Principal : Thank you!

19:50:58 From Natalia Perez : When are you planning in starting classes?

19:51:13 From Natalia Perez : When they are starting demo on Walgreens?

19:51:37 From Janis : Reacted to "You have addressed y..." with