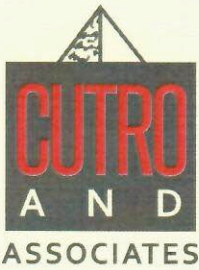


**ATTACHMENT C**  
Public Participation



## CERTIFICATION LETTER

**City of Hollywood**

**Date:** December 6, 2024

**Applicant:** 2323 Polk LLC

**Legal Description:** Lot 9 Block 8 of Hollywood Little Ranches Plat as recorded in Plat Book 1 Page 26 of the Public Records of Broward County, Florida.

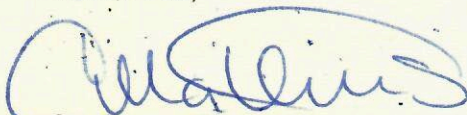
**Address or General Location:** 2323 Polk Street

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 November 19, 2024 and the City Commission, Civic Associations within 500 feet, and Planning Department.

This letter also certifies that the attached public hearing notification was sent to the persons on the list of property owners. The notice was mailed December 6, 2024.

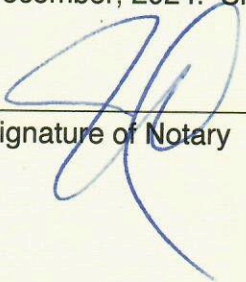
Finally, this letter certifies that the site was posted with one public notice sign that meets the City of Hollywood notification regulations. The sign was posted December 6, 2024.

Thank You,



Christina Mathews

Sworn and subscribed before me this 6<sup>th</sup> day of December, 2024. She is personally known to me.



Signature of Notary

1025 Yale Drive  
Hollywood, Florida 33021  
954-920-2205  
Email: [cutroplanning@yahoo.com](mailto:cutroplanning@yahoo.com)







## **Meeting summary for Presentation of proposed Residential Building Development at 2323 Polk (12/23/2024)**

Meeting started at 6:30 pm / Meeting Adjourned 7:06 pm

### **Attendees**

Leonardo Bellon – Chief architect (Leo)

Amy Bellon – Architect

Juan Suarez – Consultant for the developer (Juan)

Omar Mesa – Developer representative

Donald Sarley (Donald), Kiki Bartsocas (Kiki), Patricia Antrican, Karen Caputo (Karen)

### **Quick recap**

Juan initiated the meeting and addressed some technical issues with the audio connection. Leo Bellon presented a design for a new building in Hollywood, discussing its compliance with city standards, tropical architecture, and parking spaces. The meeting also covered concerns about water and sewer management, restrictions of short-term use of the units the use of mechanical parking, and how the new condo building will comply with city of Hollywood, Florida regulations.

### **Next steps**

- Leo to coordinate with the civil engineer to ensure proper drainage and water retention within the property.
- Leo to confirm with the developer that rental restrictions (minimum 1-year lease) will be included in condo documents.
- Leo to verify the distance of sewer lines from the building and provide accurate information.
- Leo/Developer to consider regular cleaning of nearby sewers during construction to prevent clogging from debris.
- Leo to schedule the next meeting with the Planning and Development board.

## **Summary**

### **Addressing Audio Issues and Meeting Participants**

Juan initiated the meeting and started admitting participants. However, there were some technical issues with the audio connection, causing some participants to loop in the connection process. Despite these issues, Juan confirmed that some participants, including Kiki Bartsokas, Karen Caputo, and Patricia Andrican, had successfully connected. He also mentioned that there were two more participants still trying to connect. Leo was present and agreed to take the lead in the meeting. Amy shared her screen with the audience. The conversation ended with an instruction for participants to write their names and the properties they represent in the chat.

### **Bellon Architecture Design Presentation**

Leo Bellon, the president of Bellon architecture, presented a design for a building on Polk Street in Hollywood. The design, which is compliant with all zoning regulations, features a modern and contemporary tropical architecture style with parking spaces under the building and three floors of apartments. The building will have 27 units, exceeding the required 27 units by code, and will have 56 parking spaces, more than the required 42. The building's height of 49 feet also complies with city standards. The site plan includes a single entrance and exit, a pedestrian entry to the building lobby, and ample landscaping. The building will also have assigned parking spaces for each unit, handicap spaces, and visitor spaces. The design has been approved by the city and is ready to be presented to the final commission meeting after review and approval.

### **New Hollywood Building Project Discussed**

Leo presented a project for a new building in Hollywood, emphasizing its compliance with city standards and its minimal impact on the community. He highlighted the building's tropical architecture, pastel colors, and ample parking space. Patricia pointed out an inaccuracy in the rendering, noting that Polk Street only goes one way. Leo acknowledged this and mentioned future improvements to the street, including a new water line and sidewalk. Karen requested a view of the surrounding buildings, and Leo mentioned that most of them are multifamily units. Kiki and Karen expressed concerns about drainage, to which Leo responded that the project includes open landscape areas, proper drainage systems, and a 6-foot fence to prevent water from spreading to neighboring properties.

## **South Florida Water Management Issues**

Leo, Kiki, and Karen discussed the issue of water management in South Florida, particularly in private homes and condominiums. They also discussed the sales of units in a unique zoning area, which is zoned for both hotel and residential use. Leo clarified that the units are for sale and not for rent, with a minimum rental period of one year. Karen expressed concern about the stipulation be included in the sales agreements, which Leo confirmed. The group also touched on the issue of vacation rentals, which Karen mentioned had been preempted by the state, causing problems for their city.

## **Mechanical Parking and Building Design**

Karen and Leo discussed concerns about the use of mechanical parking and the site plan for a building. Leo clarified that mechanical parking would only be assigned to specific units and would not be used for visitor parking. Karen expressed concerns about the placement of the parking, noting that it should ideally be entirely under the building. Leo explained that the parking would be mostly under the building, with only the front section visible from the front and side. They also discussed the setback requirements for the building, with Leo confirming that the building's setback was 10 feet, as required by code. Karen also noted the importance of safety, particularly in relation to the trash room and stairwell placement. Leo highlighted a feature of the building design that the fire marshal appreciated, which was the 5-foot sidewalk for people to exit directly into the street in case of a fire.

## **Hollywood Condo Building Plans Discussed**

Leo discusses plans for a new condo building in Hollywood, Florida. The building will connect to the city sewer and water lines, with a new 8-inch water line and sewer connection at the property line. Don raises concerns about construction debris clogging sewers during the project and requests a commitment from Leo to coordinate regular cleanings. Don also notes the market shift impacting older condo buildings and indicates the developer may end up renting units if sales are slow. The parking plan includes tandem spaces for some 2-bedroom units.

## **Gratitude and Holiday Wishes Discussed**

Leo expressed gratitude for the meeting and the opportunity to discuss concerns and ideas. Patricia clarified the process for Leo's final tag, stating it would go to the Planning Board, not the commission. Donald and Patricia wished everyone a happy and healthy holiday. Leo thanked everyone for their participation and wished them a good holiday break. Juan also expressed gratitude.

**NOTICE OF  
PUBLIC OUTREACH MEETING**

Sponsored by: 2323 Polk LLC & Bellon Architects  
Project Name: 2323 Polk Street

FOR VIRTUAL MEETING LOGIN INFORMATION:  
[2323polk@gmail.com](mailto:2323polk@gmail.com)

MEETING DATE & TIME: 12/23/2024 @ 6:30 PM

Posted: 12/06/2024 By: Cutro