

ATTACHMENT A
Application Package



Email Address: _____

GENERAL APPLICATION

CERTIFICATION OF COMPLIANCE WITH APPLICABLE REGULATIONS

The applicant/owner(s) signature certifies that he/she has been made aware of the criteria, regulations and guidelines applicable to the request. This information can be obtained at the Development Services Hub or on our website at www.hollywoodfl.org. The owner(s) further certifies that when required by applicable law, including but not limited to the City's Zoning and Land Development Regulations, they will post the site with a sign provided by the Planning and Urban Design Division and Development Services Department. The owner(s) will photograph the sign the day of posting and submit photographs to the Planning and Urban Design Division and Development Services Department as required by applicable law. Failure to post the sign will result in violation of State and Municipal Notification Requirements and Laws.

(I)(We) certify that (I)(we) understand and will comply with the provisions and regulations of the City of Hollywood's Zoning and Land Development Regulations, Design Guidelines, Design Guidelines for Historic Properties, and City's Comprehensive Plan as they apply to this project. (I)(We) further certify that the above statements and drawings made on any paper or plans submitted herewith are true to the best of (my)(our) knowledge. (I)(We) understand that the application and attachments become part of the official public records of the City of Hollywood and are not returnable.

Signature of Current Owner: _____

Date: 02/10/2024

Print Name: _____

Avihu Nahari BSD 23 Development LLC

Signature of Consultant/Representative: _____

Date: _____

Print Name: _____

Signature of Tenant: _____

Date: _____

Print Name: _____

Current Owner Power of Attorney

I certify that I am the current owner of the described real property and that I am aware of the nature and effect of the request for _____ to my property, which is hereby made by me, or I am hereby authorizing _____ to be my legal representative before the _____ (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me
this _____ day of _____

Notary Public State of Florida

Signature of Current Owner

Print Name

My Commission Expires: _____

☒ Personally known to me; OR

☐ Produced Identification _____



February 4, 2026

City of Hollywood
Planning Department
Attn: Cameron Palmer
City of Hollywood
P.O. Box 229045
Hollywood, FL 33022-9045

VIA Electronic Delivery:

Re: Application and request for change of Zoning
Address: 2910 Polk Street, Hollywood, Fl

Dear Mr. Palmer:

This law firm represents BSD Development LLC (the "Applicant"), the owner of the property located at 2910 Polk Street, Hollywood, Fl (the "Property").

Please consider this letter the Applicant's formal request and application to rezone the Property from its existing TC designation to RC-1 zoning.

The Applicant's request is made in furtherance of the Applicant's proposed development of a 6-story office building along with the addition of a park including a walkway in adjacent land owned by the Florida Department of Transportation ("FDOT"). Once rezoning is approved, the Applicant would work alongside the City and FDOT to develop a public passive park. FDOT has already indicated that no permanent structures may be erected as part of the passive park, therefore, the Applicant and FDOT would mutually coordinate a design which would incorporate walkways and green spaces in its design with a focus on creating an accessible and aesthetically inviting pedestrian friendly community space.. A copy of Applicant's proposed site plan is attached hereto for reference (the "Site Plan").

The Applicant's request for rezoning is in conform with the City of Hollywood's zoning change criteria as follows:

1. The rezoning will not result in sport zoning; The defining characteristic of spot zoning is that it would create a use inconsistent with a property's existing zoning designation or that which would be detrimental to surrounding or adjacent properties. Rezoning the subject Property from its current TC zoning classification to RC-1 would not deviate from the Property's current zoning designation to such an extent to be considered a detriment to the neighborhood or adjacent properties;



2. The proposed rezoning is consistent with the City's comprehensive plan and current goals and plans for the City. The proposed rezoning would permit the Applicant to construct a six (6) story office building along with a park and walkway connecting local transit. The addition of the park would greatly improve the community aesthetic and be a benefit to the neighborhood, providing a beautiful community gathering area for the local public;
3. The proposed rezoning and the Applicant's planned development will not detrimentally affect the surrounding areas but rather benefit the community. The Applicant's proposed development will provide a much-needed local office space. In addition, as recommended by the City Planning Department, the development will provide the local new passive public city park, which will be available for use by the local public, at the Applicant's expense;

The Applicant is proposing developing a state-of-the-art Class A office building off I-95 and Hollywood Boulevard. The exterior design will blend modern architecture, glass and an art wall facade. The building will open on the ground floor to the proposed passive park, which will provide for walkways and green space.. Along with being a marquee landmark at the entrance of the City of Hollywood, the development will attract businesses seeking Class A office space in the much sought after South Florida area bringing new opportunities for quality employment to the local community. At a time when the South Florida market is at the national forefront and businesses are flocking to South Florida, we are seeing a rise in development in our neighbors such as Aventura. The City of Hollywood is strategically poised to participate in this growth and is in need of new development in order capitalize on this opportunity,

In preparation of the Site Plan and the proposed development, the Applicant and its design professionals and architects worked closely with the City Planning Department, incorporating the requests and recommendations made by the City planning officials. The final design provides for a Class A office building with complementing community friendly walkways and green areas, which will not only attract new businesses but will also improve the landscape of the community.

Our client appreciates the opportunity to present its rezoning application to the City Commission.

Thank you for your attention to this matter. We request written confirmation of your receipt of this request and any additional requirements necessary to present our application. If you have any questions or concerns, please contact me at 305-933-2000 or via Email at rbacallao@pkdbl.com.

Very truly yours,

PERLOW, KORNIK, DOROT & BENSIMON, PLLC

By: Rosemarie Bacallao
Rosemarie Bacallao, Esq.

PLANNING RATIONALE

Proposed Office Development
2910 Polk Street, Hollywood, Florida

1. Introduction and Purpose

This Planning Rationale is submitted in support of the proposed development of an office project to be located at 2910 Polk Street in the City of Hollywood, Florida. The purpose of this submission is to clearly set forth the intent of the project, demonstrate its consistency and benefits to the City of Hollywood Comprehensive Plan and applicable land development regulations, and explain how the proposed development advances broader planning, economic, and urban design objectives of the City and its current needs.

The proposed project reflects a thoughtful, context-sensitive approach to redevelopment of an existing piece of vacant land that not only emphasizes architectural and aesthetic quality but will generate employment opportunities, attract business, public realm enhancement, and provide long-term economic sustainability. The proposal does not require spot zoning but rather an expansion of existing zoning designations. It does not represent an isolated or incompatible use but is a logical and appropriate redevelopment of a strategically located property that aligns with the City's long-range planning vision.

2. Site Location and Context

The subject property is located at 2910 Polk Street within an evolving urban area of the City of Hollywood characterized by a mix of commercial, industrial, and transitional land uses. The surrounding area has experienced ongoing reinvestment and modernization, with increasing emphasis on professional employment uses, improved architectural standards, and enhanced streetscapes. What it is lacking is innovative office space necessary to attract new business to the City of Hollywood.

The site benefits from its proximity to major transportation corridors and employment centers, while maintaining appropriate separation from established residential neighborhoods. This location makes the property particularly well-suited for office development, allowing professional activity to occur in a manner that supports economic growth without creating land use conflicts.

3. Consistency with the Comprehensive Plan

The proposed office development is consistent with the goals, objectives, and policies of the City of Hollywood Comprehensive Plan. The project supports policies that encourage redevelopment of severely unutilized and underutilized property, promotes employment-generating uses, and directs growth to appropriate urban locations where infrastructure capacity already exists.

By introducing modern innovative office space at this location, the project advances the Comprehensive Plan's objectives related to economic development, land use compatibility, and sustainable growth. The development reinforces the City's vision for strengthening employment corridors and fostering private investment that enhances the overall quality of the built environment. Further, the design of the project focuses on creating pedestrian friendly access which will promote pedestrian traffic and walkability within the community.

4. Land Use Compatibility

The proposed office use is compatible with surrounding land uses in terms of scale, intensity, and operational characteristics. The proposed development provides for predictable traffic patterns which will not create any negative impacts on the community, has minimal noise impact, and limited off-site impacts when compared to more intensive industrial or high-traffic commercial uses.

Operational aspects such as hours of activity, loading, and circulation have been carefully considered to ensure compatibility with adjacent properties. The project functions harmoniously within its context and supports a balanced transition between surrounding uses.

5. Zoning and Regulatory Alignment

The proposed development has been designed to comply with applicable zoning regulations and land development standards or, where flexibility is requested, to meet the intent and purpose of those standards. The project does not seek spot zoning or a departure that would undermine the City's regulatory framework.

Any requested approvals are limited in scope, consistent with planning precedent, and supported by sound urban planning principles. The development respects height, setback, access, and operational considerations appropriate for the site and surrounding area.

6. Architectural Design and Urban Form

The office building at 2910 Polk Street has been designed to achieve a high standard of architectural quality that enhances the visual character of the area. Building massing, façade articulation, materials, and detailing have been intentionally selected to create a modern, professional, and enduring architectural presence.

The design avoids utilitarian or temporary aesthetics and instead establishes a refined architectural identity that contributes positively to the streetscape. This level of design investment supports the City's goal of improving the overall quality and perception of development along key corridors.

7. Public Realm and Streetscape Improvements

The proposed development contributes meaningfully to the public realm through enhanced landscaping, improved pedestrian connectivity, and thoughtful engagement with the public right-of-way. Streetscape improvements along Polk Street will improve visual continuity, pedestrian comfort, and overall corridor aesthetics.

These enhancements extend beyond the boundaries of the site itself and contribute to a more cohesive and inviting urban environment for employees, visitors, and the general public.

8. Public Art Integration

Public art has been incorporated as an intentional and integrated component of the project's design. The inclusion of public art supports the City of Hollywood's cultural and placemaking goals by adding visual interest, reinforcing community identity, and enhancing the overall user experience.

Rather than serving as an afterthought, public art elements are integrated into the site in a manner that complements the architecture and contributes to the cultural fabric of the area.

9. Transportation, Access, and Circulation

The site is appropriately served by existing roadway infrastructure and is capable of accommodating the proposed office use without adverse impacts to surrounding streets. Vehicular access, internal circulation, and parking have been designed to operate efficiently and safely.

The development is not expected to generate traffic volumes that exceed the capacity of the surrounding transportation network. The project makes efficient use of existing infrastructure without requiring significant public investment or roadway modifications.

10. Infrastructure and Public Services

The proposed development utilizes existing utility and service infrastructure, including water, sewer, drainage, and emergency services. The project does not place disproportionate demands on public facilities and does not require expansion of public infrastructure beyond what is already available in the area.

Office development represents a fiscally efficient land use that supports municipal services while generating long-term economic value.

11. Economic Development and Employment Benefits

The office building at 2910 Polk Street will support the City of Hollywood's economic development goals by expanding the supply of modern, professional office space. The project is expected to attract businesses that provide stable, long-term employment opportunities and contribute to workforce retention within the City.

By providing quality office environments, the development helps reduce commuter outflow and supports daytime economic activity that benefits nearby businesses and services.

12. Fiscal Impact and Tax Base Enhancement

Redevelopment of the subject property represents a significant private investment that will increase the assessed value of the site and generate additional ad valorem tax revenues. Office development provides sustained fiscal benefits over time without placing significant demands on public services such as schools or recreational facilities.

As such, the project represents a fiscally responsible form of development that strengthens the City's tax base and supports long-term financial stability.

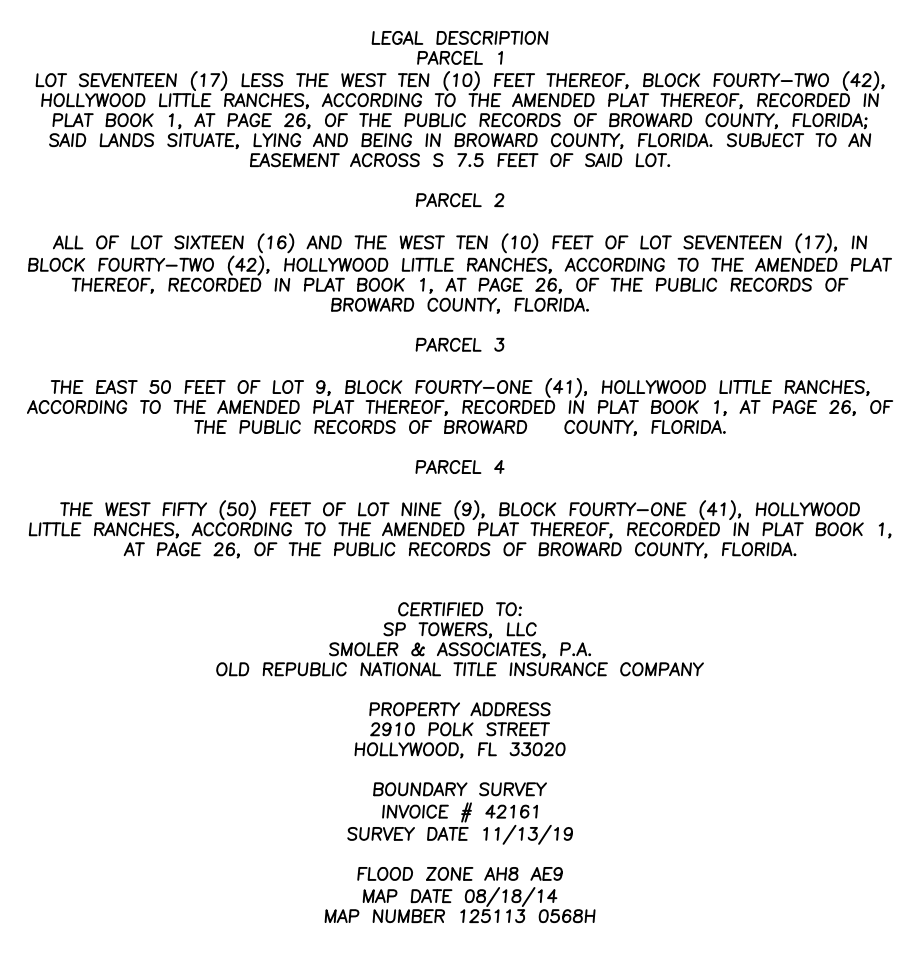
13. Long-Term Planning and Community Benefit

The proposed development advances long-term planning objectives by encouraging reinvestment in a transitional area, reinforcing employment corridors, and setting a positive precedent for future redevelopment. The project demonstrates how private investment can align with public planning goals to produce outcomes that benefit both the City and the broader community.

14. Conclusion

In conclusion, the proposed office development at 2910 Polk Street represents a well-planned, context-sensitive project that is consistent with the City of Hollywood Comprehensive Plan, applicable zoning regulations, and sound planning principles. The project delivers measurable public benefits, including employment generation, tax base enhancement, architectural quality, streetscape improvements, and efficient use of existing infrastructure.

For these reasons, and the benefits the proposed development will bring to the City of Hollywood, it is appropriate for the planned site, will serve the public interest, and merits approval.



SURVEYOR'S NOTES: - BASIS OF BEARINGS AS INDICATED ON SKETCH. - LEGAL DESCRIPTION PROVIDED BY CLIENT. - THE LANDS SHOWN HEREON WERE NOT ABSTRACTED BY THIS OFFICE FOR RECORD OR OTHER INSTRUMENTS OF RECORD. - UNDERGROUND OR INTERIOR PORTIONS OF FOOTINGS, FOUNDATIONS, WALLS OR OTHER NON-VISIBLE IMPROVEMENTS WERE NOT LOCATED. - ELEVATIONS ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 UNLESS OTHERWISE SHOWN. - FENCE TIES ARE TO THE CENTER-LINE OF FENCE. WALL TIES ARE TO THE FACE OF WALL. - IN SOME INSTANCES GRAPHIC REPRESENTATIONS HAVE BEEN ADAPTED TO MORE ACCURATELY ILLUSTRATE THE CONTROL THE LOCATION OF THE IMPROVEMENTS OVER SCALED POSITIONS. - THE DIMENSIONS AND DIRECTIONS SHOWN HEREON ARE IN SUBSTANTIAL AGREEMENT WITH RECORD DRAWINGS UNLESS OTHERWISE NOTED. - PARTY WALLS ARE CENTERED ON PROPERTY LINE AND ARE 0.7' WIDE UNLESS OTHERWISE NOTED. - EXISTING CORNERS FOUND OFF WITNESS PROPERTY CORNERS. - OBTUSIFIED CORNERS ARE WITNESSED BY IMPROVEMENTS. - NO ATTEMPT WAS MADE TO LOCATE WRITTEN OR UNWRITTEN EASEMENTS OR RIGHTS-OF-WAY, OTHER THEN THOSE SHOWN HEREON.	ABBREVIATIONS: - PC BUILDING CORNER - BC BACK OF WALK - SC CALCULATED - M MEASURED - T.T. TO SCALE - R.O.P. RIGHT OF PORCH - Q.C. QUOTED FROM COUNCIL BOOK - C.P. POINT OF CURVATURE - I.C. INTERSECTION - P.C. POINT OF COMMENCEMENT - P.R.C. POINT OF REVERSE CURVE - R.M. REFERENCE MONUMENT - P.O. POINT OF TANGENCY - E.O. EDGE OF OAK - E.P. EDGE OF PAVEMENT - E.W. END OF WAY - F.C. FENCE CORNER - F.I. FENCE INTERSECTION - F.D. FOUND IRON PIPE - F.F. FOUND FENCE - F.N. FOUND NAIL & DISC - P.N. FOUND POWER AND LIGHT - RAD. RADIAL - N.A.L. & D.S.C # 5495 - SC. SCREENED POPE - L.P. LAMP POST - D.S.C. # 5495	LEGEND [] CABLE JUNCTION BOX [] CATCH BASIN [] CLEAN OUT [] CONTROL VALVE [] ELECTRIC SERVICE [] FIRE HYDRANT [FP&L] PAD [] GUY ANCHOR [] MANHOLE [] POOL EQUIPMENT [] POWER/LIGHT POLE [] SPRINKLER SYSTEM [] WATER METER [] WATER VALVE [] WELL	BRICK PAVERS CENTERLINE CONCRETE/CHAT CONCRETE WALL ELEVATION METAL FENCE OVERHEAD WIRES WOOD DECK/DOOR WOOD FENCE	
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