

ATTACHMENT A
Application Package

GENERAL APPLICATION

APPLICATION DATE: _____

2600 Hollywood Blvd

Room 315

Hollywood, FL 33022

Tel: (954) 921-3471

Email: Development@
Hollywoodfl.org

SUBMISSION REQUIREMENTS:

- One set of signed & sealed plans
(i.e. Architect or Engineer)
- One electronic **combined** PDF submission (max. 25mb)
- Completed Application Checklist
- Application fee

NOTE:

- This application must be **completed in full** and submitted with all documents to be placed on a Board or Committee's agenda.
- The applicant is responsible for obtaining the appropriate checklist for each type of application.
- Applicant(s) or their authorized legal agent must be present at all Board or Committee meetings.

[CLICK HERE FOR
FORMS, CHECKLISTS, &
MEETING DATES](#)

APPLICATION TYPE (CHECK ALL THAT APPLIES):

- | | | |
|---|---|---|
| <input type="checkbox"/> Technical Advisory Committee | <input type="checkbox"/> Art in Public Places Committee | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planning and Development Board | <input type="checkbox"/> Historic Preservation Board | <input type="checkbox"/> Special Exception |
| <input type="checkbox"/> City Commission | <input type="checkbox"/> Administrative Approval | <input type="checkbox"/> Pre-Application Consultation |

PROPERTY INFORMATION

Location Address: _____

Lot(s): _____ Block(s): _____ Subdivision: _____

Folio Number(s): _____

Zoning Classification: _____ Land Use Classification: _____

Existing Property Use: _____ Sq Ft/Number of Units: _____

Is the request the result of a violation notice? ☐ Yes ☐ No **If yes**, attach a copy of violation.

Has this property been presented to the City before? If yes, check all that apply and provide File Number(s) and Resolution(s): _____

DEVELOPMENT PROPOSAL

Explanation of Request: _____

Phased Project: Yes ☐ No ☐ Number of Phases: _____

Project	Proposal	
Units/rooms (# of units)	# UNITS:	#Rooms
Proposed Non-Residential Uses		S.F.)
Open Space (% and SQ.FT.)	Required %:	(Area: S.F.)
Parking (# of spaces)	PARK. SPACES:	(#)
Height (# of stories)	(# STORIES)	(FT.)
Gross Floor Area (SQ. FT)	Gross Area	(FT.)

Name of Current Property Owner: _____

Address of Property Owner: _____

Telephone: _____ Email Address: _____

Applicant _____ Consultant ☐ Representative ☐ Tenant ☐

Address: _____ Telephone: _____

Email Address: _____

Email Address #2: _____

Date of Purchase: _____ Is there an option to purchase the Property? Yes ☐ No ☐

If Yes, Attach Copy of the Contract.

Noticing Agent (Board submissions only) : _____

E-mail 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 in Room 315 of City Hall 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 Office of Planning and Development Services. The owner(s) will photograph the sign the day of posting and submit photographs to the Office of Planning and Development Services 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'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 and are not returnable.

Signature of Current Owner: _____
James A. Goldsmith - President

Date: 12/16/2024

PRINT NAME: Gator 441, Inc.

Date: _____

Signature of Consultant/Representative: _____

Dwayne L. Dickerson

Date: _____

PRINT NAME: Dwayne L. Dickerson

Date: 12/3/24

Signature of Tenant: _____

Date: _____

PRINT NAME: _____

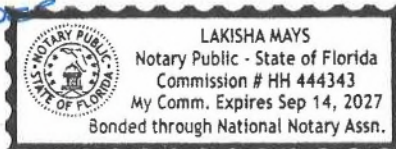
Date: _____

Current Owner Power of Attorney

I am the current owner of the described real property and that I am aware of the nature and effect the request for site plan approval & variance requests to my property, which is hereby made by me or I am hereby authorizing Dwayne L. Dickerson/Miskel Backman, LLC to be my legal representative before the P&D Board & City Commission (Board and/or Committee) relative to all matters concerning this application.

Sworn to and subscribed before me

this 16th day of December



Lakisha Mays
Notary Public

State of Florida

My Commission Expires: 9/14/27 (Check One) ☒ Personally known to me; OR ☐ Produced Identification _____

Signature of Current Owner
James A. Goldsmith - President

Gator 441, Inc.

Print Name



BONNIE MISKEL • SCOTT BACKMAN • ERIC COFFMAN • HOPE CALHOUN
DWAYNE DICKERSON • ELE ZACHARIADES • CHRISTINA BILENKI
DAVID MILLEDGE • SARA THOMPSON • JEFFREY SCHNEIDER

Taco Bell
Justification Statement
City of Hollywood
Application to Amend Site Plan Conditions of Approval

INTRODUCTION

Taco Bell of America/Gator 441, Inc. (“Applicant”) is the developer of a +/- .31 acre parcel of land located at 2640 N. State Rd. 7 (“Property”) in the City of Hollywood (“City”). The Property is identified as folio number 514101120010 on the Broward County Property Appraiser’s website. The Property has a zoning designation of C-MU (Central Mixed-Use District) and a future land use designation of TOC (Transit Oriented Corridor). The Applicant demolished the car wash facility previously located on the Property and is currently developing the Property with a +/- 1,617 square foot drive-through and take-out only Taco Bell restaurant with no indoor or outdoor customer seating (“Project”). The restaurant will provide drive-through and walk-up services only.

EXISTING RESOLUTION

On January 14, 2025, through Resolution No. 23-DPV-06 (“Resolution”), the City of Hollywood’s Planning and Development Board (“Board”) approved a site plan with conditions, to develop the Project. A parking variance was also approved as follows:

To reduce the parking requirement from 10 spaces to 5 spaces (“Parking Variance”).

The site plan was approved for the Project with the following conditions:

- 1.) One space must be assigned for ordering, drop-off, pick up and customer parking (cannot be ADA space).
- 2.) ‘No Stopping’ signs must be installed in the stacking area and must be reflected on the site plan prior to the issuance of building permit.
- 3.) A covenant running with the land that holds the city harmless against any claims arising from parking issues, traffic issues, or any disputes between neighboring establishments in a form acceptable to the City Attorney, shall be submitted prior to the issuance of permits and recorded in the Public Records of Broward County by the city prior to the issuance of a certificate of occupancy or certificate of completion.

REQUESTED AMENDMENT TO THE SITE PLAN CONDITIONS OF APPROVAL RELATED TO THE PARKING VARIANCE

After further consideration, the Applicant is requesting to amend the site plan conditions of approval by narrowing the scope of the Parking Variance as follows:

- 3.) A covenant running with the land, so long as Taco Bell leases or owns the Property, that holds the city harmless against any claims arising from parking issues, traffic issues, or any disputes between neighboring establishments in a form acceptable to the City Attorney, shall be submitted ~~prior to the issuance of permits and recorded in the Public Records of Broward County by~~ to the city prior to the issuance of a certificate of occupancy or certificate of completion. This covenant shall automatically terminate and become null and void when Taco Bell no longer owns or leases the Property. The parking variance associated with application number 23-DPV-06 shall also automatically terminate and become null and void when Taco Bell no longer owns or leases the Property.

Attached please find a strike through and underline version of the Resolution detailing the proposed amendment. The proposed amendment narrows the scope of the Parking Variance and further protects the City in the event that the Applicant is no longer the owner of, or tenant on, the Property. Any future change in the use of, or tenant on, the Property will provide the City with the opportunity to re-evaluate the required parking on the Property in conjunction with the new site plan and new use, accordingly.

CONCLUSION

The proposed amendment to the site plan conditions of approval is consistent with the Goals and Objectives of the City's Comprehensive Plan and the City's Zoning Code. Additionally, the justification for the Parking Variance was specific to the operations of the Taco Bell; therefore, the requested amendment aligns with the evidence submitted to the Board on January 14, 2025, and the Board's deliberation of same. As such, the Applicant respectfully requests approval by the Board of the proposed amendment.

CITY OF HOLLYWOOD
PLANNING AND DEVELOPMENT BOARD
RESOLUTION NO. 23-DPV-06

A RESOLUTION OF THE CITY OF HOLLYWOOD PLANNING AND DEVELOPMENT BOARD CONSIDERING A REQUEST FOR VARIANCES, DESIGN, AND SITE PLAN APPROVAL, FOR A 1600 SQ. FT. RESTAURANT WITH A DRIVE-THRU FACILITY IN THE CENTRAL MIXED-USE DISTRICT ZONING DISTRICT WITHIN THE TRANSIT ORIENTED CORRIDOR, PURSUANT TO THE PROVISIONS OF THE CITY OF HOLLYWOOD ZONING AND LAND DEVELOPMENT REGULATIONS.

WHEREAS, the Planning and Development Board (the "Board") is charged with, among other things, the responsibility of considering requests for variances, design, special exceptions and site plan approval; and

WHEREAS, the Board is duly empowered to grant variances, special exceptions, and design approvals in accordance with the guidelines and procedures found in Section 5.3 of the City's Zoning and Land Development Regulations and site plan approval pursuant to Article 6 of the Zoning and Land Development Regulations; and

WHEREAS, Taco Bell of America/Gator 441, Inc. ("Applicant") applied for four Variances, Design, and Site Plan approval for a 1600 Sq. Ft. restaurant with a drive-thru facility in the Central Mixed-Use District (C-MU) zoning district within the Transit Oriented Corridor as more particularly described in the attached Exhibit "A" (the "Property"); and

WHEREAS, the Department of Development Services, Planning and Urban Design Division, following an analysis of the application and its associated documents have determined that the proposed request for four variances pursuant to article 5.3.F to: 1) allow a reduction of the required ground floor active use liner of a minimum of 60% to 51.51%; 2) reduce the parking requirement from 10 spaces to 5 spaces; 3) allow a reduction in the window transparency from 50% to 27.9%; and 4) reduce the minimum vehicular use landscape area from 25% to 15.28% (collectively referred to as "Variances"), does meet the criteria set forth in Section 5.3 F.1. a. through d. of the Zoning and Land Development Regulations, criteria e. is not applicable, and have therefore recommended that the Variances be approved; and

WHEREAS, the Department of Development Services, Planning and Urban Design Division, following analysis of the application and its associated documents, has determined that the proposed request for Design approval meets the applicable criteria set forth in Section 5.3.I.4. of the Zoning and Land Development Regulations and have therefore recommended approval of the Design if the Variances are granted; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for

Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and have therefore recommended approval if the Variances and Design are granted with the following Site Plan conditions:

1. One space must be assigned for ordering, drop-off, pick up and customer parking (cannot be ADA space).
2. 'No Stopping' signs must be installed in the stacking area and must be reflected on the site plan prior to the issuance of building permit.
3. A covenant running with the land, so long as Taco Bell leases or owns the Property, that holds the city harmless against any claims arising from parking issues, traffic issues, or any disputes between neighboring establishments in a form acceptable to the City Attorney, shall be submitted to the city prior to the issuance of a certificate of occupancy or certificate of completion. This covenant shall automatically terminate and become null and void when Taco Bell no longer owns or leases the Property. The parking variance associated with application number 23-DPV-06 shall also automatically terminate and become null and void when Taco Bell no longer owns or leases the Property.

WHEREAS, on January 14, 2025, the Board met and held an advertised public hearing to consider the Applicants' requests; and

WHEREAS, the Board reviewed the application for the Variances and determined that the Variances request does meet the criteria set forth in Section 5.3.F.1. of the Zoning and Land Development Regulation and made the following findings:

- a) That, the requested Variances maintain the basic intent and purpose of the subject regulations, particularly as they affect the stability and appearance of the City;
- b) That, the requested Variances are otherwise compatible with the surrounding land uses and would not be detrimental to the community;
- c) That the requested Variances are consistent with and in furtherance of the Goals, Objectives and Policies of the adopted Comprehensive Plan, as amended from time to time, the applicable Neighborhood Plan and all other similar plans adopted by the City;
- d) That the need for the requested Variances are not economically based or self-imposed; and
- e) Since the Board finds that criteria a. through d. have been met, then criteria e. is not applicable.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services, Planning and Urban Design Division staff report and recommendations for the Design approval, considered the following criteria pursuant to Section 5.3.1.4.a. (1) through (4) of the City's Zoning and Land Development Regulations and have determined that the following criteria have been met:

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.
- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved.

; and

WHEREAS, the Board reviewed the application and the Department of Development Services, Planning and Urban Design Division staff report and the Technical Advisory Committee's recommendation for the Site Plan approval, and considered the Site Plan review standards set forth in Article 6 of the Zoning and Land Developments and found that the Site Plan requirements have been met with the following conditions:

1. One space must be assigned for ordering, drop-off, pick up and customer parking (cannot be ADA space).
2. 'No Stopping' signs must be installed in the stacking area and must be reflected on the site plan prior to the issuance of building permit.

3. A covenant running with the land, so long as Taco Bell leases or owns the Property, that holds the city harmless against any claims arising from parking issues, traffic issues, or any disputes between neighboring establishments in a form acceptable to the City Attorney, shall be submitted to the city prior to the issuance of a certificate of occupancy or certificate of completion. This covenant shall automatically terminate and become null and void when Taco Bell no longer owns or leases the Property. The parking variance associated with application number 23-DPV-06 shall also automatically terminate and become null and void when Taco Bell no longer owns or leases the Property.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND DEVELOPMENT BOARD OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, and all submitted written and oral testimony received during the public hearing, and the consideration of the criteria listed herein for approving the requested Variances for the Property, the Board finds that the necessary criteria have been met, and the requested Variances are hereby **approved**.

Section 3: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design criteria set forth herein for approving the requested Design for the Property, the Board finds that the necessary criteria have been met, and the Design is hereby **approved**.

Section 4: That, following review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Site Plan review standards set forth in Article 6 of the Zoning and Land Development Regulations, the Board finds that the necessary review standards have been met, and Site Plan is hereby **approved with the following conditions:**

1. One space must be assigned for ordering, drop-off, pick up and customer parking (cannot be ADA space).
2. 'No Stopping' signs must be installed in the stacking area and must be reflected on the site plan prior to the issuance of building permit.
3. A covenant running with the land, so long as Taco Bell leases or owns the Property, that holds the city harmless against any claims arising from parking issues, traffic issues, or any disputes between neighboring establishments in a form acceptable to the City Attorney, shall be

submitted to the city prior to the issuance of a certificate of occupancy or certificate of completion. This covenant shall automatically terminate and become null and void when Taco Bell no longer owns or leases the Property. The parking variance associated with application number 23-DPV-06 shall also automatically terminate and become null and void when Taco Bell no longer owns or leases the Property.

Section 5: That the Variances shall become null and void unless the Applicant has applied for all applicable building or other permits(s) or license(s) within 24 months of the Board's approval. Said 24 months shall commence upon passage and adoption of this Resolution.

Section 6: That the Applicants shall have up to 24 months from the date of this Design approval to apply for all necessary building permits required to proceed with construction. Failure to submit an application within the require time period shall render all approvals null and void.

Section 7: That the Applicants shall have up to 24 months from the date of Site Plan approval to apply for a valid construction permit. Failure to submit an application within the require time period shall render all approvals null and void.

Section 8: That the Department of Development Services Planning and Urban Design Division is hereby directed to forward a copy of this resolution to the Applicant/Owner of the property with respect to which the request was made. This Resolution will be delivered to the City Clerk to be recorded in the Public Records of Broward County, as provided by the applicable provisions of Article 5 in the Zoning and Land Development Regulations. A copy shall be furnished to any enforcement official.

RENDERED THIS _____ DAY OF _____, 2025.

ATTEST:

JOSEPH STADLEN, SECRETARY

DIANA PITTARELLI, CHAIR

APPROVED AS TO FORM:

DEENA KAPP, BOARD COUNSEL

EXHIBIT "A"
LEGAL DESCRIPTION

**EXHIBIT “B”
DESIGN AND SITE PLAN**