

## Planning and Development Board

Tuesday, December 10, 2024

6:00 PM

## City of Hollywood



Hollywood City Hall  
2600 Hollywood Blvd  
Hollywood, FL 33020  
<http://www.hollywoodfl.org>

**Room 219**

Thank you for demonstrating an interest in the City of Hollywood Planning and Development Board Meeting. The public may view the meeting either in person, virtually <http://hollywoodfl.org/calendar> or on channel 78 for Comcast, channel 99 for AT&T U-Verse.

Any member of the public wishing to speak on an agenda item, which calls for public comment, may do so either in person or virtually:

**In-person:**

On the day of the meeting a comment card shall be completely filled out. Comment cards will be available at the start of the meeting and must be received by the Board's Clerk prior to the close of public comment for each item. If commenting on multiple items, a comment card shall be completed for each individual item.

**Virtually:**

Virtual comment is offered as a courtesy. The City is not responsible for technical difficulties that may periodically arise. Pre-registration shall be REQUIRED.

To register use the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. Should an item require consideration by multiple Boards, individual forms shall be submitted for each Board. The form may be found at the following link and shall be submitted by 6:00 PM the day before the meeting:

<https://www.hollywoodfl.org/1248/Public-CommentRegistration-and-Submittal>

Due to the quasi-judicial nature of items, written comments CANNOT be read into the record. Public comment shall be limited to three minutes speaking time maximum. All comments received during the submission period will become part of the public record. Comments left on voicemail machines, emailed, posted to the City's social media accounts or submitted for virtual comment after 6:00 PM on the day prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodations to participate in City programs and/or services may call Clarissa Ip, ADA Coordinator/City Engineer, five business days in advance at 954-921-3915 (voice) or email: [cip@hollywoodfl.org](mailto:cip@hollywoodfl.org). For the hearing and speech impaired at 800-955-8771 (V-TDD).

For additional information or for assistance, please contact Planning and Urban Design Division, at 954-921-3471 option 3 or via email at [planningdivision@hollywoodfl.org](mailto:planningdivision@hollywoodfl.org).

Persons attending meetings shall remain seated at all times unless called upon to speak, will not callout comments during the meeting or make inappropriate hand or facial gestures.

Please silence all cell phones prior to entering the meeting.

**A. Administration**

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

**Attachments:** [2024\\_1112 Minutes Draft PDB.pdf](#)

4. Additions, Deletions, Withdrawals, and Continuances

- 24-DP-31a

5. City Attorney Announcements

**Attachments:** [Witness List P-24-09.pdf](#)  
[Quasi-Judicial Hearing Procedures.pdf](#)

**B. Applications**

**ITEMS # 1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL**

[1. 2024 1210](#)

**FILE NO.:** 19-V-04b  
**APPLICANT:** Kosher House LLLP/Kaliff Corp.  
**LOCATION:** 5510 S. State Road 7  
**REQUEST:** Variance to increase the roof covered amenity area from 30% (3,350 sq. ft.) to 49% (5,511 sq. ft.) within the North Mixed-Use District in TOC (Kosher Hotel).

**Attachments:** [1904b PDB Staff Report 2024 1210.pdf](#)  
[Attachment A Application Package](#)  
[Attachment B Land Use and Zoning Map](#)

[2. 2024 1210](#)

**FILE NO.:** 24-DP-14  
**APPLICANT:** 2219 Lincoln LLC.  
**LOCATION:** 2219 Lincoln Street  
**REQUEST:** Design and Site Plan review for a new 109-unit residential development located in the DH-2 zoning district within the Regional Activity Center.

**Attachments:** [2414\\_PDB\\_Staff\\_Report\\_2024\\_1210.pdf](#)  
[Attachment A Application Package Part I.pdf](#)  
[Attachment A Application Package Part II .pdf](#)  
[Attachment A Application Package Part III.pdf](#)  
[Attachment B Land Use and Zoning Map.pdf](#)  
[Attachment C Public Participation.pdf](#)

[3. 2024 1210](#)

**FILE NO.:** 24-DP-31c  
**APPLICANT:** Oakwood Plaza LP.  
**LOCATION:** 2700 Stirling Road  
**REQUEST:** Design and Site Plan review for a new 2,187 Sq. Ft. Restaurant located within the Planned Development Oakwood Activity Center.

**Attachments:** [2431c PDB Staff Report 2024 1210.pdf](#)  
[Attachment A Application Package](#)  
[Attachment B Land Use and Zoning Map](#)  
[Attachment C Public Participation](#)

[4. 2024 1210](#)

**FILE NO.:** 24-DP-31a  
**APPLICANT:** Oakwood Plaza LP & Oakwood Business Center LP/ Brandon Reynolds.  
**LOCATION:** 2800 Oakwood Boulevard  
**REQUEST:** Design and Site Plan review for a commercial building of approximately 120,000 sq. ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

**Attachments:** [P-24-17.pdf](#)

**C. Old Business****D. New Business**

1. Review of projects before the Technical Advisory Committee
1. Review of projects before the Technical Advisory Committee
2. Summary of the City Commission Actions

**E. Adjournment**

Legal descriptions for each of the above petitions is on file in the Department of Development Services.

Any person wishing to appeal any decision made by this Commission with respect to any matter considered at such meeting or hearing will need a record of the proceedings, and for such purposes may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is made.

Two or more members of the same city board, commission, or committee, who are not of this Commission, may attend this meeting and may, at that time, discuss matters on which foreseeable action may later be taken by their board, commission or committee.

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