

**Joint Meeting of the Historic Preservation Board and
Planning & Development Board**

Tuesday, August 12, 2025

5:00 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 Joint Meeting of the Historic Preservation Board and Planning and Development Board. 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. 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.

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
4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List P-25-01.pdf](#)

3. Approval of the Previous Meeting Minutes

Attachments: [2025_0513_Minutes Joint HPB_PDB.pdf](#)

B. Applications

ITEM 1 BELOW IS CONSIDERED QUASI-JUDICIAL

1. 2025 0812

FILE NO.: 24-ZJDP-67

APPLICANT: 58 Oak LLC and 4220 N 58th Avenue Partners LLC

LOCATION: 4220 & 4231 N 58th Avenue

REQUEST: Waiver, Design, Site Plan, Certificate of Appropriateness of Design, and to rezone from the N-MU zoned district to a new Planned Development (PD), for an 8-story mixed development of 470 units, a Community Building, Synagogue, and the preservation of the existing historic structure known as the Bryan House

Attachments: [24-ZJDP-67_StaffReport_2025.pdf](#)
[Attachment A_Application Package I_compressed.pdf](#)
[Attachment A_Application Package II_compressed.pdf](#)
[Attachment A_Application Package III_compressed.pdf](#)
[Attachment A_Application Package IV_compressed.pdf](#)
[Attachment B_Master Plan Development Guidelines.pdf](#)
[Attachment C_Land Use and Zoning Map.pdf](#)
[Attachment D_Community Outreach Package.pdf](#)

C. Old Business

D. New Business

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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