

Planning and Development Board

Tuesday, April 11, 2023

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 the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (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
3. Approval of the Previous Meeting Minutes

Attachments: [2022_0314 Minutes.pdf](#)

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

B. Applications

ITEMS # 1-3 BELOW ARE NOT CONSIDERED QUASI-JUDICIAL AND ARE NOT SUBJECT TO THE CRR REGULATION, ITEMS # 4-7 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1.2023_0411](#)

FILE NO.: 22-Z-57
APPLICANT: SFA Atlantis Associates LP & Oakwood Business Center Ltd. Prt.
LOCATION: 2609 N. 26th Avenue and adjacent parcels to the north and west, and property located at 200 & 300 Oakwood Boulevard, and adjacent parcels to the south 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95
REQUEST: Rezoning from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD) District (Oakwood Plaza)

Attachments: [2257-Z_PDB Memo 2023_0411.pdf](#)

[2.2023_0411](#)

FILE NO.: 23-T-31
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Amendment to Article 3 of the Zoning and Land Development Regulations Amending Section 3.22 Titled "Standards For The Painting and Color of Exterior Surfaces of Buildings and Structure" and Establishing Regulations for Art in Public Places

Attachments: [2331_PDB Staff Report 2023_0411.pdf](#)
[Attachment A Public Art Draft Regulations.pdf](#)
[Attachment B Prior Proposed Ordinance.pdf](#)

[3.2023_0411](#)

FILE NO.: 23-L-27
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: To Amend The City's Adopted Comprehensive Plan By Adding The Property Rights Element in Accordance with the Provisions of SB 59 (Fla. Stat. § 163.3177(6)(i))

Attachments: [2327_PDB Staff Report 2023_0411.pdf](#)
[Attachment A PRE Language for Comp Plan Land Use Element.pdf](#)
[Attachment B Correspondence.pdf](#)

[4.2023 0411](#)

FILE NO.: 22-DP-11
APPLICANT: BEJ Prime, LLC.
LOCATION: 2205-2211 Adams Street
REQUEST: Design and Site Plan for a 24-unit residential development (Prime Apartments)

Attachments: [2211_PDB_Staff_Report_2023_0411.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Outreach.pdf](#)

[5.2023 0411](#)

FILE NO.: 20-DP-45
APPLICANT: 2032 Monroe Street, LLC.
LOCATION: 2032 Monroe Street
REQUEST: Design and Site Plan for a 27-unit residential development (Monroe Apartments)

Attachments: [2045_PDB_Staff_Report_2023_0411.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Outreach.pdf](#)

[6.2023 0411](#)

FILE NO.: 22-DPV-31
APPLICANT: 2021 Jefferson Street, LLC.
LOCATION: 2021-2027 Jefferson Street
REQUEST: Variance, Design and Site Plan for a 53-unit residential development (Jefferson Apartments)

Attachments: [2231_PDB_Staff_Report_2023_0411.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Outreach.pdf](#)

[7.2023 0311](#)

FILE NO.: 22-DPV-75
APPLICANT: Federal Spa, LLC.
LOCATION: 1203 N Federal Highway
REQUEST: Variance, Design and Site Plan for an approximately 6,300 sq. ft. commercial development (Federal Spa & Restaurant)

Attachments: [2275_PDB_Staff_Report_2023_0411.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Outreach.pdf](#)

C. Old Business

D. New Business

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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