

Planning and Development Board

Tuesday, May 14, 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. 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
3. Approval of the Previous Meeting Minutes

Attachments: [2024_0409 Minutes Draft PDB.pdf](#)

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

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List P-24-04.pdf](#)

B. Applications

ITEMS # 1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1. 2024_0514](#)

FILE NO.: 24-SV-05
APPLICANT: 88 Real Estate Investment Corp.
LOCATION: 321 Hayes Street
REQUEST: Special Exception and Variance for the expansion of a legal nonconforming multi-family residential building within the Beach CRA area.

Attachments: [2405 PDB Staff Report 2024_0514.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use & Zoning Map.pdf](#)
[Attachment C Public Outreach Participation.pdf](#)

[2. 2024_0514](#)

FILE NO.: 23-DP-80
APPLICANT: Fifty Street Investments LLC.
LOCATION: 1830-1844 Jackson Street
REQUEST: Design and Site Plan for a mixed-use development consisting of 200 residential units and approximately 1,380 SF of retail space within the Downtown CRA area.

Attachments: [2380 PDB Staff Report 2024_0514.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 & Zoning Map.pdf](#)
[Attachment C Public Outreach Participation.pdf](#)

[3. 2024 0514](#)

FILE NO.: 24-V-37
APPLICANT: Prosperous RE LLC.
LOCATION: 2226 Cody Street
REQUEST: Variance to reduce the required rear setback from 15.75 feet to 15 feet for an existing legal non-conforming duplex in the RS-1 zoning district.

Attachments: [2437 PDB Staff Report 2024 0514.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Aerial Map.pdf](#)

[4. 2024 0514](#)

FILE NO.: 22-DP-44
APPLICANT: Jasi Services Inc.
LOCATION: 5824 Taft Street
REQUEST: Design and Site Plan Review for an 8-unit Townhome Development.

Attachments: [2244 PDB Staff Report 2024 0514.pdf](#)
[Attachment A Application Package \(Part 1\).pdf](#)
[Attachment A Application Package \(Part 2\).pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Public Participation.pdf](#)

[5. 2024 0514](#)

FILE NO.: 24-T-15
APPLICANT: City of Hollywood
LOCATION: Beach Districts
REQUEST: A Text Amendment to Articles 2, 3 and 4 of the Zoning and Land Development Regulations amending the permitted uses relating to Smoke Shops east of the Intercoastal Waterway.

Attachments: [2415 PDB Staff Report.pdf](#)
[Attachment A Zoning Map.pdf](#)

[6. 2024 0514](#)

FILE NO.: 23-T-79
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Text Amendment to the Zoning and Land Development Regulations amending Articles 2, 3, 4, 5, 6, and 10 relative to the Development Review Process and associated Definitions, Zoning Relief measures, Nonconforming structures and uses, and the intent of the Planned Development zoning district.

Attachments: [2379 PDB Staff Report 2024 0514.pdf](#)
[Proposed Text Amendments.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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