

# Planning and Development Board

Tuesday, September 9, 2025

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:** [2025\\_0812\\_Minutes\\_PDB](#)

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

**B. Applications**

**ITEMS # 1-5 BELOW ARE CONSIDERED QUASI-JUDICIAL**

**C. Old Business**

[1. 2025\\_0909](#)

**FILE NO.:** 24-DPV-31b  
**APPLICANT:** Oakwood Plaza LP  
**LOCATION:** 2800 Oakwood Boulevard  
**REQUEST:** Recommendation for a variance to permit the reduction of setbacks for internal and external public rights-of-ways within the Planned Development (PD) zoning district, amending the Oakwood Master Development Plan Ordinance O-2023-09.

**Attachments:** [VARIANCE 2431b\\_PDB Staff Report\\_0909](#)  
[Attachment A\\_Application Package\\_Part I](#)  
[Attachment B\\_Land Use and Zoning map](#)  
[Attachment C\\_PD Ordinance](#)

[2. 2025\\_0909](#)

**FILE NO.:** 24-DPV-31b  
**APPLICANT:** Oakwood Plaza LP  
**LOCATION:** 2800 Oakwood Boulevard  
**REQUEST:** Design and Site Plan request for a 280 unit multi-family residential building of approximately 233,738 square feet and 8 stories (92 feet) and associated parking garage in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

**Attachments:** [SITE PLAN 2431b\\_PDB Staff Report\\_0909](#)  
[Attachment A\\_Application Package\\_Part1](#)  
[Attachment A\\_Application Package\\_Part2](#)  
[Attachment A\\_Application Package\\_Part3](#)  
[Attachment B\\_Land Use and Zoning map](#)  
[Attachment C\\_PD Ordinance](#)  
[Attachment D\\_Public Participation](#)

[3. 2025 0909](#)

**FILE NO.:** 25-DP-02  
**APPLICANT:** HTG Paramount LTD  
**LOCATION:** 826 S Dixie Highway  
**REQUEST:** Design and Site Plan request for an 8 story senior housing development with 96 units in a DH-3 Zoning District in the Regional Activity Center.

**Attachments:** [2502\\_PDB\\_Staff\\_Report\\_0909](#)  
[Attachment A Application Package Part I](#)  
[Attachment B Land Use and Zoning Map](#)  
[Attachment C Public Participation](#)

[4. 2025 0909](#)

**FILE NO.:** 23-DP-52  
**APPLICANT:** Las Villas JDL LLC.  
**LOCATION:** 1807-1809 Madison Street  
**REQUEST:** Design and Site Plan for an 8-story mixed-used development consisting of 44 residential units and approximately 1,500 square feet of commercial space in the FH-2 zoning district within the Regional Activity Center (Parkside Vue).

**Attachments:** [2352\\_PDB\\_Staff\\_Report\\_2025\\_0909](#)  
[Attachment A Application Package Part I](#)  
[Attachment A Application Package Part II](#)  
[Attachment B Land Use and Zoning Map](#)  
[Attachment C Public Participation Meeting](#)

[5. 2025 0909](#)

**FILE NO.:** 21-D-54a  
**APPLICANT:** Alta Hollywood LLC.  
**LOCATION:** 401 N Federal Highway  
**REQUEST:** Design review for modifications to the facades of an approved mixed-use development (Alta Hollywood).

**Attachments:** [2154a\\_PDB\\_Staff\\_Report\\_2025\\_0909](#)  
[Attachement A Application Package](#)  
[Attachment B Land Use and Zoning Map](#)

[6. 2025 0909](#)

**FILE NO.:** 25-L-15  
**APPLICANT:** Sea Air Owner, LLC.  
**LOCATION:** 3726 S. Ocean Drive  
**REQUEST:** Amendment to the City's Future Land Use Map to change the land use designation of 2.03 acres of land from Medium High (25) Residential (MHRES) to Diplomat Activity Center designation.

**Attachments:** [2515\\_PDB\\_Staff\\_Report\\_2025\\_0909](#)  
[Attachment A Application Package](#)  
[Attachment B Land Use and Zoning Map](#)  
[Attachment C Public Participation Meeting](#)  
[Attachment D Diplomat Activity Center Tally](#)  
[Attachment E Previously Approved Ordinances and Resolutions](#)

**D. New Business**

1. Review of projects before the Technical Advisory Committee/ Development Review 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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