

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

Tuesday, September 9, 2025

5:00 PM

City of Hollywood



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

Room 219

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes
4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

B. Applications

ITEM # 1 BELOW IS CONSIDERED QUASI-JUDICIAL

[1. 2025-0909](#)

FILE NO.: 24-ZJDP-67
APPLICANT: 58 Oak LLC and 4220 N 58th Avenue Partners LLC
LOCATION: 4220 & 4231 N 58th Ave
REQUEST: Recommendation request for a change in zoning district from North Mixed Use (N-MU) to Planned Development (PD); Waiver and Modifications to establish a Master Development Plan; Certificate of Appropriateness of Demolition; Certificate of Appropriateness for Design; and Site Plan review for an 8-story multifamily building with 470 units and associated amenities, 3,500 SF Place of Worship, and renovations to a designated historic structure (Bryan House, HPOS-12)

Attachments: [Final 24-JDP-67 StaffReport 2025](#)
[Attachment A Application Package I](#)
[Attachment A Application Package II](#)
[Attachment A Application Package III](#)
[Attachment A Application Package IV](#)
[Attachment A Application Package V](#)
[Attachment A Application Package VI](#)
[Attachment B Master Plan Development Guidelines](#)
[Attachment C Land Use and Zoning Map](#)
[Attachment D Community Outreach Package](#)

C. Old Business

D. New Business

1. 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.

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. If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).