

Planning and Development Board

Tuesday, November 12, 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_1008 Minutes Draft PDB](#)

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

Attachments: [Quasi-Judicial Hearing Procedures](#)
[Witness List P-24-09](#)

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1. 2024_1112](#)

FILE NO.: 24-V-62
APPLICANT: David & Rina Ben-David.
LOCATION: 3301 Hollywood Oaks Drive
REQUEST: Variance seeking relief from Article 4, Section 4.1.C of the Zoning and Land Development Regulations to construct an addition to the single-family principal structure into a required side yard, creating an insufficient east side yard of 7' 5", whereas a minimum of 7' 6" is required, and an insufficient aggregate of side yards, which for a lot width of 108', a minimum of 27' is required, but only 17' 10" is provided in the RS-8 Single Family District in the Hollywood Oaks neighborhood.

Attachments: [2462 PDB Staff Report 2024_1112](#)
[Attachment A Application Package](#)
[Attachment B Aerial Map](#)
[Attachment C O-98-20](#)
[Attachment D Medical Statement](#)
[Attachment E Response to Variance Criteria](#)

[2. 2024_1112](#)

FILE NO.: 24-V-59
APPLICANT: Monroe Street Apartments, LLC.
LOCATION: 308 Monroe Street
REQUEST: To request relief from Article 4, Section 4.6.C.a.(4)(a) to add a second-story addition to an existing single-story hotel/motel creating an insufficient setback on Surf Road of 5 feet 8 inches, whereas 10 feet are required; and to permit an insufficient cross street (Monroe St.) setback of 3 feet 8 inches whereas the legal-nonconforming condition of 4 feet 9 inches is required.

Attachments: [2459 PDB Staff Report 2024_1112](#)
[Attachment A Application Package](#)
[Attachment B Land Use and Zoning Map](#)

[3. 2024 1112](#)

FILE NO.: 24-DP-31
APPLICANT: Oakwood Plaza LP & Oakwood Business Center LP/ Brandon Reynolds.
LOCATION: 2800 Oakwood Boulevard
REQUEST: Design and Site Plan review for a commercial building of approximately 120,000 sq. ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

Attachments: [2431 PDB Staff Report 1112](#)
[Attachment A Application Package - I](#)
[Attachment A Application Package - II](#)
[Attachment A Application Package - III](#)
[Attachment A Application Package - IV](#)
[Attachment A Application Package - IX](#)
[Attachment A Application Package - V](#)
[Attachment A Application Package - VI](#)
[Attachment A Application Package - VII](#)
[Attachment A Application Package - VIII](#)
[Attachment A Application Package - X](#)
[Attachment A Application Package - XI](#)
[Attachment A1 Application Package - Master Development Plan I](#)
[Attachment A1 Application Package - Master Development Plan II](#)
[Attachment A1 Application Package - Master Development Plan III](#)
[Attachment B Land Use and Zoning map](#)
[Attachment C Community Outreach Package](#)
[Attachment D PD Ordinance](#)

C. Old Business

D. New Business

1. Review of projects before the Technical Advisory Committee
2. Summary of the City Commission Actions

Attachments: [PDB 2025 Proposed Calendar](#)

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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