

# **Planning and Development Board**

**Tuesday, June 10, 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

[TMP-2025-406](#)

**Attachments:** [2025\\_0513\\_Minutes\\_Final\\_PDB.pdf](#)

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

[TMP-2025-400](#)

**Attachments:** [Quasi-Judicial Hearing Procedures.pdf](#)

[TMP-2025-402](#)

**Attachments:** [Witness List P-25-01.pdf](#)

**B. Applications****ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1.2025\\_0610](#)

**FILE NO.:** 19-V-04b

**APPLICANT:** Kosher House LLLP/Kaliff Corp.

**LOCATION:** 5510 S. State Road 7

**REQUEST:** Variance to Section 4.6.D.3.9.b.iii of the ZLDR to increase the roof covered amenity area of an existing non-residential building in the North Mixed-Use zoning district (N-MU) within the Transit Oriented Corridor (The Kosher Hotel).

**Attachments:** [1904b\\_PDB\\_Staff\\_Report\\_2025\\_0610.pdf](#)  
[Attachment A\\_Initial\\_Application\\_Package.pdf](#)  
[Attachment A\\_New\\_Application\\_Package.pdf](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_Map.pdf](#)

[2. 2025\\_0610](#)

**FILE NO.:** 24-DPV-03

**APPLICANT:** Bluevis LLC.

**LOCATION:** 600 Knights Road

**REQUEST:** Design and Site Plan for an approximately 22,000 square-foot outdoor paddle ball facility and alterations of an existing accessory building; and a Variance to Section 9.5.C. of the ZLDR to reduce the landscaping requirements in the C-4 Commercial District.

**Attachments:** [2403\\_PDB\\_Staff\\_Report\\_2025\\_0610.pdf](#)  
[Attachment A\\_Application\\_Package\\_Part I.pdf](#)  
[Attachment A\\_Application\\_Package\\_Part II.pdf](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_map.pdf](#)  
[Attachment C\\_Public\\_Participation\\_Meeting.pdf](#)

[3. 2025 0610](#)

**FILE NO.:** 23-DP-97  
**APPLICANT:** MEC INVESTMENTS INC  
**LOCATION:** 1938-1942 Taylor Street  
**REQUEST:** Design and Site Plan for a 4-story multifamily development of 18 units, located in the ND-3 Zoning District within the Regional Activity Center.

**Attachments:** [2397\\_PDB\\_Staff\\_Report\\_2025\\_0610.pdf](#)  
[Attachment A\\_Application\\_Package\\_Part 1.pdf](#)  
[Attachment A\\_Application\\_Package\\_Part 2.pdf](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_Map 1.pdf](#)  
[Attachment C\\_Public\\_Participation.pdf](#)

[4. 2025 0610](#)

**FILE NO.:** 24-DP-68  
**APPLICANT:** Mike Kaplun  
**LOCATION:** 2242-2246 Monroe Street  
**REQUEST:** Design and Site Plan for a four-story residential development consisting of 27 units in the DH-2 zoning district within the Regional Activity Center (RAC).

**Attachments:** [2468\\_PDB\\_Staff\\_Report\\_2025\\_0610.pdf](#)  
[Attachment A\\_Application\\_Package.pdf](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_map.pdf](#)  
[Attachment C\\_Public\\_Participation\\_Meeting.pdf](#)

[5. 2025 0610](#)

**FILE NO.:** 23-DPV-50  
**APPLICANT:** 1840 Mayo Street LLC.  
**LOCATION:** 1834-1840 Mayo Street  
**REQUEST:** Design and Site Plan for a six-story residential development consisting of 49 residential units; and a Variance to Section 5.5.F.1. of the ZLDR to permit a height increase of 66 feet whereas 55 feet is the maximum in the FH-2 zoning district within the Regional Activity Center (RAC).

**Attachments:** [Attachment A\\_Application\\_Package.pdf](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_Map.pdf](#)  
[Attachment C\\_Public\\_Participation\\_Meeting.pdf](#)  
[2350\\_PDB\\_Staff\\_Report\\_2025\\_0610.pdf](#)

[6. 2025 0610](#)

**FILE NO.:** 23-DP-45  
**APPLICANT:** DTD 190 LLC.  
**LOCATION:** 2224 Pierce Street  
**REQUEST:** Design and Site Plan for a four-story residential development consisting of 62 units in the DH-2 zoning district within the Regional Activity Center (RAC).

**Attachments:** [2345\\_PDB\\_Staff\\_Report\\_2025\\_0610.pdf](#)  
[Attachment A\\_Application\\_Package.pdf](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_map.pdf](#)  
[Attachment C\\_Public\\_Participation\\_Meeting.pdf](#)

7. 2025 0610

**FILE NO.:** 23-DP-09  
**APPLICANT:** 1735-1739 Jackson Street LLC  
**LOCATION:** 1735-1739 Jackson Street  
**REQUEST:** Design and Site Plan for an 8-story multifamily development of 70 units, located in the FH-2 Zoning District within the Regional Activity Center.

**Attachments:** [2309 PDB Staff Report 2025 0610.pdf](#)  
[Attachment A Application Package Part 1.pdf](#)  
[Attachment A Application Package Part 2.pdf](#)  
[Attachment B Land Use and Zoning Map 1.pdf](#)  
[Attachment C Public Participation Updated 1.pdf](#)

8. 2025 0610

**FILE NO.:** 24-DP-24  
**APPLICANT:** GRACE HARRISON  
**LOCATION:** 6013 Rodman Street  
**REQUEST:** Design and Site Plan for a new 2,040 SF warehouse, located in the S-MU Zoning District within the Transit Oriented Corridor.

**Attachments:** [2424 DP PDB Staff Report.pdf](#)  
[Attachment A Application Package .pdf](#)  
[Attachment B Land Use and Zoning Map 1.pdf](#)  
[Attachment C Public Participation Updated 1.pdf](#)

9. 2025 0610

**FILE NO.:** 25-T-45  
**APPLICANT:** City of Hollywood  
**LOCATION:** City-wide  
**REQUEST:** Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to amend the Definitions, Regulations, and Permitted Accessory Uses related to the keeping of domestic chickens on residential properties.

**Attachments:** [2545 PDB Staff Report 2025 0610 FINAL.pdf](#)  
[Attachment A ZLDR Draft Regulations.pdf](#)  
[Attachment B COO Draft Regulations.pdf](#)  
[Attachment C Jurisdictional Scan.pdf](#)

10. 2025 0610

**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 Regional Activity Center (Diplomat Activity Center) designation.

**Attachments:** [2515 PDB Staff Report 2025 0610.pdf](#)  
[Attachment A Application Package.pdf](#)  
[Attachment B Land Use and Zoning Map.pdf](#)  
[Attachment C Public Participation Meeting.pdf](#)  
[Attachment D Diplomat Activity Center Tally.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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