

Planning and Development Board

Tuesday, February 10, 2026
7:00 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: [Minutes 0113 Draft PDB](#)

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

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

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

B. Applications**ITEMS # 1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL****C. Old Business****1. TMP-2026-057**

FILE NO.: 24-DP-84
APPLICANT: Joseph B. Kaller
LOCATION: 1714 Van Burden Street
REQUEST: Design and Site Plan request for a 10-unit multi-family development of approximately 14,308 feet and 4 stories (approximately 44 feet) in a FH-1 Zoning District within the Regional Activity Center.

Attachments: [2484 PDB Staff Report 0210](#)
[2484 Attachment A Application Package Part1](#)
[2484 Attachment A Application Package Part2](#)
[2484 Attachment B Land Use and Zoning Map](#)
[2484 Attachment C Public Participation](#)

2. TMP-2026-056

FILE NO.: 24-DPV-34
APPLICANT: Gil Ovadia
LOCATION: 2101-2111 N 16th Ave
REQUEST: Design and Site Plan request for a 4-story, 22-unit multi-family residential development of approximately 28,998 square feet; Variances to Section 4.6(B) of the Zoning & Land Development Regulations to permit reduced corner setbacks in the Federal Highway Low-Medium Intensity Multi-Family (FH-1) Zoning District within the Regional Activity Center (RAC).

Attachments: [2434 PDB Staff Report 0210](#)
[Attachment A Application Package](#)
[Attachment B Zoning and Land Use Map](#)
[Attachment C Public Participation Meeting](#)

3. TMP-2026-060

FILE NO.: 25-Z-52a
APPLICANT: Gadamis Property LLC and Ventas Realty LTD.
LOCATION: 1841-1857 Jackson Street, 1856 Van Buren Street, Folio numbers 5142-1501-7550 and 5142-15017540 (for non-address properties)
REQUEST: Rezoning of 1.11 acres from Parkside High Intensity Mixed-Use District (PS-3) to Federal Highway Medium-High Intensity Mixed-Use District (FH-2) for the property located at 1841-1857 Jackson Street, 1856 Van Buren Street and Folio Numbers 5142-15-01-7550 and 5142-15-01-7540 within the Regional Activity Center (RAC).
Attachments: [2552a StaffReport 2026 0113](#)
[Attachment A Application Package](#)
[Attachment B Zoning and Land Use Map](#)
[Attachment C Public Participation Meeting](#)

4. TMP-2026-058

FILE NO.: 25-DPV-52
APPLICANT: Gadamis Properties LLC.
LOCATION: 1831-1857 Jackson Street
REQUEST: Design and Site Plan for a mixed-use development consisting of approximately 6,400 square-foot commercial space and 198 residential units; and a Variance to Section 155.08 of the Code of Ordinances to increase the curb cut requirement in the FH-2 Zoning District within the Regional Activity Center (RAC) as part of a Rezoning Request (City file: 25-Z-52a).
Attachments: [2552 PDB Staff Report 2026 0210-1](#)
[Attachment A Application Package](#)
[Attachment B Zoning and Land Use Map](#)
[Attachment C Public Participation Meeting](#)

5. TMP-2026-059

FILE NO.: 25-L-102
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: An Amendment to the City's Existing Comprehensive Plan to modify the Potable Water Sub-Element in compliance with the South Florida Water Management District's (SFWMD) Lower East Coast Water Supply Plan as required Florida Statutes (F.S.) 163.
Attachments: [25102 L Staff Report 2026 0210](#)
[Attachment A - Updated Potable Water Sub-Element 1.26.26](#)
[Attachment B - Water Supply Facilities Work Plan \(WSFWP\) 2025 Update](#)
[Attachment C - 2023-2024 LEC Plan Chapters Final](#)

D. New Business

1. Review of projects before the 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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