

Planning and Development Board

Tuesday, February 11, 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. 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
4. Additions, Deletions, Withdrawals, and Continuances
5. City Attorney Announcements

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1. 2025_0211](#)

FILE NO.: 24-V-93
APPLICANT: Joseph Siano on behalf of Denise Hernandez
LOCATION: 7591 Pierce Street
REQUEST: Variance for a reduced rear yard setback for an addition to a single family residence in the RS-6 zoning district.

Attachments: [2493_PDB_Staff_Report_2025](#)
[Attachment A_Application_Package](#)
[Attachment B_Land_Use_and_Zoning_Map](#)

[2. 2025_0211](#)

FILE NO.: 23-DP-12
APPLICANT: 2750 Van Buren LLC.
LOCATION: 2718-2750 Van Buren Street
REQUEST: Design and Site Plan for a 151-unit residential development in the MC-1 zoning district within the Regional Activity Center.

Attachments: [2312_PDB_Staff_Report_2025_0211](#)
[Attachment A_Application_Package_Part I](#)
[Attachment A_Application_Package_Part II](#)
[Attachment B_Land_Use_and_Zoning_Map](#)
[Attachment C_Public_Participation_Meeting](#)

3. 2025 0211

FILE NO.: 24-DP-31a
APPLICANT: Oakwood Plaza LP & Oakwood Business Center LP/ Brandon Reynolds
LOCATION: 2800 Oakwood Boulevard
REQUEST: 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: [2431a PDB Memo 2024 0211](#)
[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 - V](#)
[Attachment A Application Package - VI](#)
[Attachment A Application Package - VII](#)
[Attachment A Application Package - VIII](#)
[Attachment A Application Package - IX](#)
[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](#)
[Attachment E Applicant Rationale Letter](#)
[Attachment F Revised Elevations](#)
[Attachment G Revised Site Plan](#)

4. 2025 0211

FILE NO.: 23-ZJ-86
APPLICANT: Park Road Development, LLC.
LOCATION: Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive
REQUEST: Recommend approval of an Ordinance of The City of Hollywood, Florida, changing the zoning designation of the property generally located at 1600 South Park Road, to Planned Development (PD) district; approving the Planned Development Master Plan for the subject property; and amending the City's Zoning Map to reflect the change in zoning designation.

Attachments: [2386Z StaffReport 2025 0211](#)
[Attachment A Application Package](#)
[Attachment B Land Use and Zoning Map](#)
[Attachment C Master Plan Set](#)
[Attachment D Master Plan Development Guidelines](#)

[5. 2025 0211](#)

FILE NO.: 23-DP-86a & 23-DP-86b
APPLICANT: Park Road Development, LLC.
LOCATION: Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive
REQUEST: Recommend approval of Design and Site Plan requests for a mixed-use development including approximately: 8,900 sq. ft. of restaurant and commercial uses; 16,800 sq. ft. of office uses; 620 multifamily residential units; and associated parking and storm water management areas as part of a Rezoning process for a future Planned Development (PD) Zoning District.

- Attachments:** [2386 StaffReport 2025 0211](#)
[Attachment A Application Package - Comm Part.01](#)
[Attachment A Application Package - Comm Part.02](#)
[Attachment A Application Package - Comm Part.03](#)
[Attachment A Application Package - Comm Part.04](#)
[Attachment A Application Package - Res Part.01](#)
[Attachment A Application Package - Res Part.02](#)
[Attachment A Application Package - Res Part.03](#)
[Attachment A Application Package - Res Part.04](#)
[Attachment A Application Package - Res Part.05](#)
[Attachment A Application Package - Res Part.06](#)
[Attachment B Land Use and Zoning Map](#)
[Attachment C Master Plan Set](#)
[Attachment D Master Plan Development Guidelines](#)
[Attachment E Community Outreach](#)

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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