

Planning and Development Board

Monday, November 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. 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: [2025_1014_Minutes_Draft_PDB](#)

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

B. Applications**ITEMS # 1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1. 2025_1110](#)

FILE NO.: 24-V-61

APPLICANT: Knight Law PA on behalf of Avidan Frommer

LOCATION: 5441 Estate Oak Circle

REQUEST: Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the front yard setback from twenty-five (25) feet to ten (10) feet in a Single Family District (RS-8) for the property located at 5441 Estate Oak Circle.

Attachments: [2461_V_Staff_Report](#)
[Attachment A - Application Package](#)
[Attachment B - Map](#)

[2. 2025_1110](#)

FILE NO.: 25-FV-24

APPLICANT: Robert L. Ordway Living Trust and Robert Ordway L. Trustee

LOCATION: 300 Arizona Street

REQUEST: Variance to the Zoning and Land Development Regulations including Section 4.6.C(b)(5) to reduce the required parking spaces; Variance to Section 4.22.I.2. to reduce the required landscape buffer for at-grade parking; and Variance to Section 4.23.B.6. to reduce the required walkway setback to the property line, and a request for one (1) Flexibility Unit within the Beach Resort Commercial District (BRT-25-C).

Attachments: [2524_PDB_Staff_Report_2025_1110](#)
[Attachment A_Application_Package_2025_1110](#)
[Attachment B_Land_Use_and_Zoning_map_2025_1110](#)

[3. 2025 1110](#)

FILE NO.: 23-DPV-72
APPLICANT: Great Partners Investment LLC
LOCATION: 2032 Jefferson Street
REQUEST: Design and Site Plan for a 6-story residential development consisting of 29 residential units; and a Variance to Section 4.23 of the Zoning and Land Development Regulations to permit an encroachment in the required setback from the side lot line for a property in the DH-3 zoning district within the Regional Activity Center

Attachments: [2372 PDB Staff Report 2025 1110](#)
[Attachment A Application Package](#)
[Attachment B Land Use and Zoning Map](#)
[Attachment C Public Participation Meeting](#)

[4. 2025 1110](#)

FILE NO.: 25-PV-64
APPLICANT: Elevation Properties LLC.
LOCATION: 3880 S. Circle Drive
REQUEST: Site Plan and Variances to the Zoning and Land Development Regulations including; Section 7.2 to reduce the required parking spaces; Variance to Section 4.2(B) reduce the required minimum unit size; Variance to Section 4.2(B) reduce the minimum average unit size, Variance to Section 155.08(E) of the Code of Ordinances to increase the allowable curb cut on S. Rainbow Drive; Variance to Section 155.08(E) of the Code of Ordinances to increase the required curb cut on S. Crescent Drive; Variance to Section 4.22(I) eliminate the required landscape buffer for at-grade parking on S. Rainbow Drive; Variance to Section 4.22(I) eliminate the required landscape buffer for at-grade parking on S. Crescent Drive; and a Variance to Section 7.1(C) to permit head-in and back-out parking in a multifamily building, in multifamily zoning districts RM-9 and RM-18

Attachments: [2564 PDB Staff Report 2025 1110 final](#)
[Attachment A Application Package 2025 1110](#)
[Attachment B Land Use and Zoning map 2025 1110](#)

C. Old Business**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.

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).