

Planning and Development Board

Tuesday, March 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_0213 Minutes Draft PDB.pdf](#)

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

B. Applications

ITEMS # 1-4 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1. 2024_0312](#)

FILE NO.: 23-DPV-25
APPLICANT: Ghasem Jafarmadar & Tida Saniei/Tara Jafarmadar
LOCATION: 1837-1855 Johnson Street
REQUEST: Variance, Design and Site Plan review for a 14-unit residential townhouse development (The Habitat)

Attachments: [2325 PDB Staff Report 2024_0312.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Public Participation Outreach.pdf](#)

[2. 2024_0312](#)

FILE NO.: 23-DP-23
APPLICANT: Varghese P. Ponmattam as Trustee of the Ponmattam Family Real Estate Trust.
LOCATION: 2215 Fillmore Street
REQUEST: Design and Site Plan Review for a 27-unit residential development.

Attachments: [2323 PDB Staff Report.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Public Participation Updated.pdf](#)

[3. 2024_0312](#)

FILE NO.: 23-DP-20
APPLICANT: 1920 Pierce LLC/Alexis Bogomolni
LOCATION: 1914-1920 Pierce Street
REQUEST: Design and Site Plan review for a 29-unit residential development (Downtown Hollywood)

Attachments: [2320 PDB Staff Report 2024_0312.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Public Participation Outreach.pdf](#)

[4. 2024 0312](#)

FILE NO.: 23-DPV-13
APPLICANT: Downtown Hollywood Community Redevelopment Agency
LOCATION: 810 South Dixie Highway and 2110-2114 Adams Street
REQUEST: Variance, Design and Site Plan Review for a mixed-use development consisting of 90 residential units and 4,820 commercial space

Attachments: [2313_PDB_Staff_Report_2024_0312.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Participation.pdf](#)

[5. 2024 0312](#)

FILE NO.: 24-T-04
APPLICANT: City of Hollywood
LOCATION: City-Wide
REQUEST: Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to provide a definition and establish performance standards for K-12 Schools.

Attachments: [2404_PDB_Staff_Report.pdf](#)
[Attachment A_Existing_K-12_School_Location_Map.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.

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).