

Planning and Development Board

Tuesday, June 9, 2026

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 in person:

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.

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: [PDB Minutes_0512](#)

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

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

Attachments: [Witness List P-26-01](#)

B. Applications

ITEMS # 1-5 BELOW ARE CONSIDERED QUASI-JUDICIAL

C. Old Business

[1.2026_0609](#)

FILE NO.: 26-V-35
APPLICANT: Trevor Paul Munnial
LOCATION: 315 South 56th Terrace
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 combined side yard setback from eighteen (18) feet and nine (9) inches, to fifteen (15) feet, in a Single Family District (RS-5) for the property located at 315 S 56th Ter.

Attachments: [2635_PDB_Staff_Report_2026_0609](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

[2.2026_0609](#)

FILE NO.: 23-DPV-34
APPLICANT: Super Seven LLC
LOCATION: 2351 Thomas Street
REQUEST: Design and Site Plan request for a three (3) story 7-unit townhouse development of approximately 19,596 square feet in the DH-1 Zoning District within the Regional Activity Center (RAC).

Attachments: [2334_PDB_Staff_Report_0609](#)
[2334_Attachment A_Application_Package](#)
[2334_Attachment B_Land_Use_and_Zoning_Map](#)
[2334_Attachment C_Public_Participation](#)

[3.2026-0609](#)

FILE NO.: 26-V-27
APPLICANT: Brook & Son LLC
LOCATION: 1980 Grant Street
REQUEST: Variance request pursuant to Article 4.6(B)(c)(c)(1)(a) and Article 7, Section 7.2 to reduce the minimum parking requirements for commercial and warehouse uses, respectively, from 14 spaces to 1 space in the ND-1 zoning district within the Regional Activity Center.

Attachments: [2627 1980 Grant St Variance PDB Staff Report 0609](#)
[2627 Attachment A Application Package](#)
[2627 Attachment B Land Use and Zoning Map](#)

[4.2026 0609](#)

FILE NO.: 25-Z-13a
APPLICANT: BSD 23 DEVELOPMENT LLC
LOCATION: 2910 Polk Street
REQUEST: Rezoning of 0.94 acres from Transitional Core Zoning District (TC-1) to Retail Core Zoning District (RC-1) for the properties generally located at 2910 Polk Street within the Regional Activity Center (RAC).

Attachments: [2513a Z PDB Staff Report 2026 0609](#)
[2513a Attachment A Application Package](#)
[2513a Attachment B Land Use and Zoning Map](#)
[2513a Attachment C Public Participation](#)

[5.2026 0609](#)

FILE NO.: 25-DPV-13
APPLICANT: BSD 23 DEVELOPMENT LLC
LOCATION: 2910 Polk Street
REQUEST: Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 70 foot parking garage, and a Variance request pursuant to Article 4.6(B)(c)(ii) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

Attachments: [2513 DPV PDB Staff Report 2026 0609](#)
[2513 Attachment A Application Package - updated](#)
[2513 Attachment B Land Use and Zoning Map](#)
[2513 Attachment C Public Participation](#)
[2513 Attachment D Conditions of Approval](#)

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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