

Special Planning and Development Board

Tuesday, May 20, 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

Attachments: [Quasi-Judicial Hearing Procedures.pdf](#)
[Witness List P-25-01.pdf](#)

B. Applications

ITEMS # 1-5 BELOW ARE CONSIDERED QUASI-JUDICIAL

1. 2025_0520

FILE NO.: 24-F-80a
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Request for 6 Flex Units, companion to a Planned Unit Development (PUD) Amendment request, to permit 120 affordable units located in the PUD-R Zoning District through the bonus provisions of BrowardNext Policy 2.16.3 (Hillcrest).

Attachments: [Continuance Memo P-25-03b.pdf](#)

2. 2025_0520

FILE NO.: 24-JDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 120 affordable units, companion to a request for Flex units in the PUD-R zoning District (Hillcrest).

Attachments: [Continuance Memo P-25-04b.pdf](#)

3. 2025 0520

FILE NO.: 24-DP-38
APPLICANT: South Broward Hospital District
LOCATION: 3501 Johnson Street
REQUEST: Design and Site Plan Request for an 8-story tower expansion with associated pick up/drop off facilities within the Hospital Zoning District

Attachments: [2438_PDB_Staff_Report_0520.pdf](#)
[Attachment A Application Package Part I.pdf](#)
[Attachment A Application Package Part II.pdf](#)
[Attachment A Application Package Part III.pdf](#)
[Attachment A Application Package Part IV.pdf](#)
[Attachment A Application Package Part V.pdf](#)
[Attachment A Application Package Part VI.pdf](#)
[Attachment A Application Package Part VII.pdf](#)
[Attachment A Application Package Part VIII.pdf](#)
[Attachment A Application Package Part IX.pdf](#)
[Attachment A Application Package Part X.pdf](#)
[Attachment A Application Package Part XI.pdf](#)
[Attachment A Application Package Part XII.pdf](#)
[Attachment A Application Package Part XIII.pdf](#)
[Attachment A Application Package Traffic Impact Study.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Public Outreach Package.pdf](#)
[Attachment D Traffic Study Conditions and Recommendations.pdf](#)

4. 2025 0520

FILE NO.: 19-DP-57a
APPLICANT: CALTA GROUP HOLLYWOOD LLC
LOCATION: 2233 Hollywood Boulevard (2215 - 2239 Hollywood Boulevard)
REQUEST: Design review for a modification to the screening for a parking structure as part of a previously approved mixed-use development including 180 residential units and approximately 9,600 square feet of commercial space (Hollywood Mixed Use Apartments).

Attachments: [1957a_PDB_Staff_Report_2025_0520.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Initial Application Package.pdf](#)
[Attachment C Land Use and Zoning map.pdf](#)

5. 2025 0520

FILE NO.: 25-V-41
APPLICANT: Rafael Mordukhaev
LOCATION: 312 Bougainvilla Terrace
REQUEST: Variance requests pursuant to Article 4, Section 4.23 to modify setback, material, and dimension requirements for an accessory structure to permit an existing car port for a single-family home in the RM-25-SCB Zoning District.

Attachments: [2541_PDB_Staff_Report_2025_0513.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Aerial Map.pdf](#)

[6. 2025_0520](#)

FILE NO.: 25-T-32
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: Text Amendment to Articles 2, 4 and 5 of the Zoning and Land Development Regulations with regards to the administrative review process pertaining to fence standards within the City of Hollywood

Attachments: [2532_PDB_Staff_Report.pdf](#)
[Attachment A_Jurisdictional_Scan.pdf](#)
[Attachment B_Fence_Research.pdf](#)

[7. 2025_0520](#)

FILE NO.: 25-T-38
APPLICANT: City of Hollywood
LOCATION: City wide
REQUEST: Request of the City of Hollywood to allocate 1,000 flexibility units to the Regional Activity Center and authorization for units to be reallocated to the City's total flexibility pool after additional units are allocated through a text amendment to the City's Comprehensive Plan.

Attachments: [25-T-38_PDB_Staff_Report_RAC_Flex_Application.pdf](#)
[ATTACHMENT A Map of Regional Activity Center.pdf](#)
[ATTACHMENT B Hollywood Unified Flexibility Zone.pdf](#)
[ATTACHMENT C Regional Activity Center Tally .pdf](#)

[8. 2025_0520](#)

FILE NO.: 25-L-50
APPLICANT: City of Hollywood
LOCATION: Regional Activity Center (RAC)
REQUEST: Request of the City of Hollywood to amend the text of the Future Land Use Element of the City of Hollywood Comprehensive Plan to add additional 8,000 mid-rise and high-rise residential units within the City's Regional Activity Center (RAC); providing for conflict; providing for an effective date.

Attachments: [25-L-50_PDB_RAC_LUPA_Staff_Report_Final.pdf](#)
[Attachment A Draft Text.pdf](#)
[ATTACHMENT B RAC Land Use Text Amendment Application.pdf](#)
[ATTACHMENT C Regional Activity Center Tally .pdf](#)

9. 2025 0520

FILE NO.: 25-L-39
APPLICANT: City of Hollywood
LOCATION: Transit Oriented Corridor (TOC)
REQUEST: Request of the City of Hollywood amend the text of the Future Land Use Element of the City of Hollywood Comprehensive Plan to add additional 4,379 mid-rise and high-rise residential units within the City's Transit Oriented Corridor (TOC)/ State Road 7 Activity Center.

Attachments: [25-L-39 PDB TOC LUPA Staff Report Final.pdf](#)
[Attachment A - Proposed Comp Plan Amendment.pdf](#)
[Attachment B - Hollywood LUPA TOC Reserve DPU 4-22-2025.pdf](#)
[Attachment C - Development Tally .pdf](#)

10. 2025 0520

FILE NO.: 25-T-37
APPLICANT: City of Hollywood
LOCATION: City wide
REQUEST: Text Amendment to Article 4 of the Zoning and Land Development Regulations establishing Section 4.25 titled "Affordable Housing Bonus Density Overlay (AHBDO)", relating to bonus density for affordable housing developments.

Attachments: [25-T-37 PDB BCLUP Affordable Housing Staff Report Final.pdf](#)
[Attachment A County Policies.pdf](#)
[Attachment B - Section 4.25 Affordable Housing Bonus Density FINAL.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.

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