

Special Planning and Development Board

Tuesday, August 4, 2026

3:00 PM

City of Hollywood



Hollywood City Hall
2600 Hollywood Blvd
Hollywood, FL 33020
<http://www.hollywoodfl.org>

Room 219

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. New Board Member Orientation, Introductions and Elections
4. Approval of the Previous Meeting Minutes

Attachments: [PDB Minutes 0609-FINAL](#)

5. Additions, Deletions, Withdrawals, and Continuances

[1. 2026 0804](#)

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 0804](#)
[Attachment A](#)
[Attachment B](#)
[Attachment C](#)

6. City Attorney Announcements

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

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

B. Applications

[2. 2026 0804](#)

FILE NO.: 24-DP-79

APPLICANT: 102SW1ST LLC

LOCATION: 2306 Van Buren Street

REQUEST: Design and Site Plan for a 4-story (45 foot) +/- 35,930 square-foot multi-family residential development with 36 units in the DH-2 Zoning District within the Regional Activity Center (RAC).

Attachments: [2479 PDB Staff Report 0804](#)
[2484 Attachment A Application Package](#)
[2479 Attachment B Land Use and Zoning Map](#)
[2484 Attachment C Public Participation](#)

[3. 2026 0804](#)

FILE NO.: 25-JVZ-16
APPLICANT: PPG Developments LLC/First Eagle Management LLC
LOCATION: 4100 N Hills Drive (Folios: 514206074780, 514206074790, 514206070990, 514206084880)
REQUEST: RECOMMENDATION FOR THE REZONING OF 166.2 ACRES FROM THE CC (COUNTRY CLUB) ZONING DISTRICT TO THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT FOR THE PROPERTIES GENERALLY LOCATED AT 4100 N HILLS ROAD AND ESTABLISHING THE PLANNED DEVELOPMENT MASTER PLAN FOR THE SUBJECT PROPERTY INCLUDING VARIANCES RELATED TO SECTION 4.15 E. 3. D. REQUIREMENTS FOR BUILDING SETBACKS, AND MODIFICATIONS TO THE PARKING REQUIREMENTS PURSUANT TO SECTION 4.15 E. 6.; AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION (25-JVZ-16).

Attachments: [2516 Rezoning PDB Staff Report 0804](#)
[2516 Attachment A Application Package](#)
[2516 Attachment B Land Use and Zoning Map](#)
[2516 Attachment C The Club at Emerald Hills PD Master Plan and Developme](#)
[2516 Attachment D Land Use Plan Amendment Staff Report, City File No. 22-I](#)
[2516 Attachment E Ordinance No. O-2024-02](#)
[2516 Attachment F Public Participation](#)
[2516 Attachment G Conditions of Approval 25-Z-16](#)

[4. 2026 0804](#)

FILE NO.: 25-DPJ-16

APPLICANT: PPG Developments LLC/First Eagle Management LLC

LOCATION: 4100 N Hills Drive (Folios: 514206074780, 514206074790, 514206070990, 514206084880)

REQUEST: DESIGN & SITE PLAN REVIEW OF 8 SITES FOR A TOTAL 284 DWELLING UNIT MIXED-USE DEVELOPMENT INCLUDING SINGLE-FAMILY, MULTIFAMILY, AND TOWNHOMES, AS WELL AS A CLUBHOUSE INCLUDING OUTDOOR AND INDOOR SPORTS COURTS, BALLROOM, DINING FACILITIES, AND 40 LODGING UNITS; AND VARIANCES RELATED TO REQUIRED BUILDING SETBACKS FROM INTERNAL AND EXTERNAL STREETS PURSUANT SECTION 4.15 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS, WITHIN A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT (25-DPJ-16).

Attachments: [2516 DPJV PDB Staff Report 0804](#)
[2516 Attachment A Architectural Package Site A Part 1](#)
[2516 Attachment A Architectural Package Site A Part 2](#)
[2516 Attachment A Architectural Package Site A Part 3](#)
[2516 Attachment A Architectural Package Site A Part 4](#)
[2516 Attachment A Architectural Package Site A Part 5](#)
[2516 Attachment A Architectural Package Site B Part 1](#)
[2516 Attachment A Architectural Package Site B Part 2](#)
[2516 Attachment A Architectural Package Site B Part 3](#)
[2516 Attachment A Architectural Package Site B Part 4](#)
[2516 Attachment A Architectural Package Site C Part 1](#)
[2516 Attachment A Architectural Package Site C Part 2](#)
[2516 Attachment A Architectural Package Site C Part 3](#)
[2516 Attachment A Architectural Package Site C Part 4](#)
[2516 Attachment A Architectural Package Site D Part 1](#)
[2516 Attachment A Architectural Package Site D Part 3](#)
[2516 Attachment A Architectural Package Site D Part 2](#)
[2516 Attachment A Architectural Package Site E Part 1](#)
[2516 Attachment A Architectural Package Site E Part 2](#)
[2516 Attachment A Architectural Package Site E Part 3](#)
[2516 Attachment A Architectural Package Site E Part 4](#)
[2516 Attachment A Architectural Package Site E Part 5](#)
[2516 Attachment A Architectural Package Site F Part 1](#)
[2516 Attachment A Architectural Package Site F Part 2](#)
[2516 Attachment A Architectural Package Site F Part 3](#)
[2516 Attachment A Architectural Package Site F Part 4](#)
[2516 Attachment A Architectural Package Site F Part 5](#)
[2516 Attachment A Architectural Package Site F Part 6](#)
[2516 Attachment A Architectural Package Site G Part 1](#)
[2516 Attachment A Architectural Package Site G Part 2](#)
[2516 Attachment A Architectural Package Site G Part 3](#)
[2516 Attachment A Architectural Package Site G Part 5](#)
[2516 Attachment A Architectural Package Site G Part 6](#)
[2516 Attachment A Architectural Package Site P Part 1](#)
[2516 Attachment A Architectural Package Site P Part 2](#)
[2516 Attachment A Architectural Package Site P Part 3](#)
[2516 Attachment A Architectural Package Site P Part 4](#)
[2516 Attachment A Architectural Package Site P Part 5](#)
[2516 Attachment A Architectural Package Site P Part 6](#)
[2516 Attachment A Civil Package Golf Course](#)
[2516 Attachment A Civil Package Site A Part 1](#)
[2516 Attachment A Civil Package Site A Part 2](#)
[2516 Attachment A Civil Package Site B Part 1](#)
[2516 Attachment A Civil Package Site B Part 2](#)
[2516 Attachment A Civil Package Site C Part 1](#)
[2516 Attachment A Civil Package Site C Part 2](#)
[2516 Attachment A Civil Package Site D Part 1](#)
[2516 Attachment A Civil Package Site D Part 2](#)
[2516 Attachment A Civil Package Site E Part 1](#)
[2516 Attachment A Civil Package Site E Part 2](#)
[2516 Attachment A Landscape Package Part 3](#)
[2516 Attachment A Civil Package Site F](#)
[2516 Attachment A Civil Package Site P](#)
[2516 Attachment A Landscape Package Part 1](#)
[2516 Attachment A Landscape Package Part 2](#)
[2516 Attachment A Landscape Package Part 4](#)
[2516 Attachment A Landscape Package Part 5](#)
[2516 Attachment A Landscape Package Part 6](#)
[2516 Attachment A Landscape Package Part 7](#)

[2516 Attachment B Land Use and Zoning Map](#)
[2516 Attachment C The Club at Emerald Hills PD Master Plan and Developme](#)
[2516 Attachment D Land Use Plan Amendment Staff Report, City File No. 22-I](#)
[2516 Attachment E Ordinance No. O-2024-02](#)
[2516 Attachment F Public Participation](#)
[2516 Attachment G Conditions of Approval 25-Z-16](#)

[5. 2026 0804](#)

FILE NO.: 25-RESO-27
APPLICANT: CITY OF HOLLYWOOD
LOCATION: WASHINGTON PARK INDUSTRIAL AREA
REQUEST: RECOMMENDATION TO CITY COMMISSION FOR A RESOLUTION OF THE CITY OF HOLLYWOOD, FLORIDA, REGARDING THE WASHINGTON PARK INDUSTRIAL AREA REDEVELOPMENT PROGRAM AND ASSOCIATED URBAN DESIGN GUIDELINES (25-RESO-27).

Attachments: [Washington Park Redevelopment Staff Report 0804](#)
[ATTACHMENT A - Washington Park Map](#)
[ATTACHMENT B - Washington Park Recommendations](#)
[ATTACHMENT C - Washington Park Background Analysis](#)
[ATTACHMENT D - Washington Park Community Outreach Report](#)

C. Old Business

D. New Business

1. 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).