

# Planning and Development Board

Tuesday, May 9, 2023

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 the Division of Engineering/Transportation & Mobility, Azita Behmardi, ADA Coordinator/City Engineer, five business days in advance at 954-921-3251 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (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](mailto: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:** [2023\\_0411 Minutes\\_PDB.pdf](#)

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

**B. Applications**

ITEMS # 1-2 BELOW ARE CONSIDERED QUASI-JUDICIAL, ITEMS # 3-6 BELOW ARE NOT CONSIDERED QUASI-JUDICIAL AND ARE NOT SUBJECT TO THE CRR REGULATION

[1. 2023\\_0509](#)

**FILE NO.:** 22-DPV-61  
**APPLICANT:** CVQOZP 2910 Stirling Road, LLC.  
**LOCATION:** 2910 Stirling Road  
**REQUEST:** Variance, Design and Site Plan for an industrial building with approximately 99,000 square feet (Stirling Logistics)

**Attachments:** [2261\\_PDB\\_Staff\\_Report\\_2023\\_0509.pdf](#)  
[Attachment A\\_Application\\_Package.pdf](#)  
[Attachment B\\_Existing\\_Land\\_Use\\_and\\_Zoning\\_Map.pdf](#)  
[Attachment C\\_Public\\_Outreach.pdf](#)

[2. 2023\\_0509](#)

**FILE NO.:** 23-DPV-05  
**APPLICANT:** BSC Parking, LLC.  
**LOCATION:** 309 Arizona Street  
**REQUEST:** Variance, Design and Site Plan for a 10 space parking lot to be used by Billy's Stone Crab (Billy's Stone Crab Parking Lot)

**Attachments:** [2305\\_PDB\\_Staff\\_Report\\_2023\\_0509.pdf](#)  
[Attachment A\\_Application\\_Package.pdf](#)  
[Attachment B\\_Existing\\_Land\\_Use\\_and\\_Zoning\\_Map.pdf](#)  
[Attachment C\\_Public\\_Outreach.pdf](#)

3. 2023 0509

**FILE NO.:** 22-Z-57  
**APPLICANT:** SFA Atlantis Associates LP & Oakwood Business Center Ltd. Prt.  
**LOCATION:** 2609 N. 26th Avenue and adjacent parcels to the north and west, and property located at 200 & 300 Oakwood Boulevard, and adjacent parcels to the south 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95.  
**REQUEST:** Rezoning from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD) District. (Oakwood Plaza)

**Attachments:** [2257 Staff Report 2023 0509.pdf](#)  
[Attachment A Application Package.pdf](#)  
[Attachment B Oakwood Plaza PD Design Guidelines and Master Plan.pdf](#)  
[Attachment C Existing Land Use and Zoning Map\(s\).pdf](#)  
[Attachment D Existing Zoning and Land Development Regulations \(IM-1\).pdf](#)  
[Attachment E Proposed Zoning and Land Development Regulations \(PD\).pdf](#)  
[Attachment F O 2022 04.pdf](#)

4. 2023 0509

**FILE NO.:** 23-Z-36  
**APPLICANT:** City of Hollywood CRA.  
**LOCATION:** 1845-1985 Hollywood Blvd (east of 19th Avenue, north Hollywood Boulevard, west of the Young Circle and south of Tyler Street.  
**REQUEST:** Rezoning from Government Use (GU) to Young Circle Mixed-Use District (YC). (Soleste La Piazza)

**Attachments:** [2336 StaffReport 2023 0509.pdf](#)  
[Attachment A Application Package.pdf](#)  
[Attachment B Existing Land Use and Zoning Map.pdf](#)  
[Attachment C Existing Zoning Regulations.pdf](#)  
[Attachment D Proposed Regulations.pdf](#)  
[Attachment E Schematic Plan.pdf](#)

5. 2023 0509

**FILE NO.:** 22-L-80  
**APPLICANT:** First Eagle Management, LLC  
**LOCATION:** 4100 N. Hills Dr. and including properties and adjacent rights-of-way for the area generally located east of 56th Avenue, north of Sheridan Street, west of the North Park Road and south of Stirling Road.  
**REQUEST:** Amendment to the City's Comprehensive to change the land use designation from Open Space and Recreation (OSR) to Low-Medium Residential (10) and Low Residential (5). (Emerald Hills LUPA)

**Attachments:** [2280 PDB Memo 2023 0509.pdf](#)  
[2280 PDB Staff Report 2023 0509.pdf](#)  
[Attachment A Application Package Part 1.pdf](#)  
[Attachment A Application Package Part 2.pdf](#)  
[Attachment A Application Package Part 3.pdf](#)

[6. 2023 0509](#)

**FILE NO.:** 23-L-19

**APPLICANT:** City of Hollywood

**LOCATION:** 1301 South Ocean Dr. and including City-owned properties and adjacent rights-of-way for the area generally located east of State Road A1A, north of Bougainvillea Terrace, south of Jefferson Street and west of the Broadwalk. Excluding Harry Berry Park and the Summit Tower Hollywood. A detailed legal description and survey are on file with the City. This petition and project location is only associated with the land use change and does not reflect the buildable area.

**REQUEST:** Amendment to the City's Comprehensive Plan to change land use designation from Community Facilities (COMFAC) and Open Space and Recreation (OSR) to Medium-High (25) Residential. (Hollywood Arts LUPA)

**Attachments:** [2319 PDB Staff Report 2023 0509.pdf](#)  
[Attachment A Application Package Part 1.pdf](#)  
[Attachment A Application Package Part 2.pdf](#)  
[Attachment A Application Package Part 3.pdf](#)  
[Attachment B Commission Approval March 16 2022 Correct.pdf](#)  
[Attachment C BCPC Comment Letter.pdf](#)  
[Attachment D Declaration of Restrictive Covenants.pdf](#)

**C. Old Business****D. New Business**

1. Review of projects before the Technical Advisory Committee
2. Summary of the City Commission Actions
3. General information/discussion about Senate Bill 102 "Live Local Act"

**Attachments:** [Senate Bill 102 "Live Local Act".pdf](#)

**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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