

Planning and Development Board

Tuesday, August 12, 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. New Board Members Introductions and Elections - REVISED
4. Approval of the Previous Meeting Minutes

Attachments: [2025_0610_Minutes_Draft_PDB.pdf](#)

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

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

B. Applications**ITEMS # 1-7 BELOW ARE CONSIDERED QUASI-JUDICIAL****1_2025 0812**

FILE NO.: 24-DP-24

APPLICANT: GRACE HARRISON

LOCATION: 6013 Rodman Street

REQUEST: Design, Site Plan, and a Variance request of Article 155.08 (D) to increase the curb cut allowance and to permit a new 2,040 SF warehouse located in the S-MU Zoning District within the Transit Oriented Corridor.

Attachments: [2424_PDB_Staff_Report_2025_0812.pdf](#)
[Attachment A_Application_Package](#)
[Attachment B_Land_Use_and_Zoning_Map_1](#)
[Attachment C_Public_Participation_Updated_1](#)

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FILE NO.: 25-SV-57

APPLICANT: Westover Hollywood LLC. c/o Animesh Ravani

LOCATION: 6190 Hollywood Boulevard

REQUEST: Special Exception to reinstate a legal non-conforming use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use (SM-U) (Take 5).

Attachments: [2557_PDB_Staff_Report_2025_0812.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Participation_Meeting.pdf](#)

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FILE NO.: 25-SV-56
APPLICANT: ST 5440 S SR7 LLC.
LOCATION: 5440 South State Road 7
REQUEST: Special Exception to enable the structural modification to a legal non-conforming building pursuant to Section 3.12; and a Variance to Section 5.3.F of the Zoning and Land Development Regulations, with regards to off-site parking requirements in the North Mixed-Use District (NM-U).

Attachments: [2556_PDB_Staff_Report_2025_0812.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Public_Participation_Meeting](#)

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FILE NO.: 24-DPV-01
APPLICANT: OB House LLC.
LOCATION: 5701 Pembroke Road
REQUEST: Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

Attachments: [2401_PDB_Staff_Report_2025_0812.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_map.pdf](#)
[Attachment C_Public_Participation_Package.pdf](#)

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FILE NO.: 23-DP-26
APPLICANT: AVIA & SAM LLC
LOCATION: 2420-2430 Lincoln Street
REQUEST: Design and Site Plan for an 8-unit residential development located in the RM-18 Zoning District.

Attachments: [2326_PDB_Staff_Report.pdf](#)
[Attachment A_Application_Package](#)
[Attachment B_Land_Use_and_Zoning_Map_1](#)
[Attachment C_Public_Participation](#)

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FILE NO.: 24-DP-27
APPLICANT: Plunkett Apt LLC
LOCATION: 2011 Plunkett Street
REQUEST: Design and Site Plan review for a 16-unit residential development located in the PS-1 zoning district within the Regional Activity Center.

Attachments: [2427_PDB_Staff_Report_2025_0812.pdf](#)
[Attachment A_Application_Package](#)
[Attachment B_Land_Use_and_Zoning_Map_1](#)
[Attachment C_Public_Participation](#)

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FILE NO.: 24-ZJDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Dr
REQUEST: Recommend approval of Design, Site Plan, and an amendment to the Hillcrest Planned Unit Development (Ordinance 0-76-25) to permit an 8-story multifamily development with 110 units in the PUD-R zoning District (Hillcrest).

Attachments: [2480_PDB_Staff_Report_2025_0812.pdf](#)
[Attachment A Application Package Part I.pdf](#)
[Attachment A Application Package Part II](#)
[Attachment A Additional Documents for Application Package Part II](#)
[Attachment B Land Use and Zoning Map 1.pdf](#)
[Attachment C Public Participation.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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