

Planning and Development Board

Tuesday, January 23, 2024

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

Attachments: [2023_1212_Minutes_Draft_PDB.pdf](#)

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

Attachments: [Witness List P-23-24.pdf](#)
[Quasi-Judicial Hearing Procedures.pdf](#)

B. Applications

ITEMS # 1-3 BELOW ARE CONSIDERED QUASI-JUDICIAL

[1. 2024 0123](#)

FILE NO.: 23-V-96
APPLICANT: Catherine Spear, Revokable Trust/Jeffrey Spear
LOCATION: 4600 North Ocean Drive
REQUEST: Variance request to increase the maximum allowable curb cut from 18 feet to 23 feet

Attachments: [2396_PDB_Staff Report 2024_0123.pdf](#)
[Attachment A Application Package 2024_0123.pdf](#)
[Attachment B Land Use and Zoning Map 2024_0123.pdf](#)

[2. 2024 0123](#)

FILE NO.: 23-DP-77
APPLICANT: Quintana, Angel & Villa, Reynald/Joseph B. Kaller/Menachem Trietel
LOCATION: 2328 Jackson Street
REQUEST: Design and Site Plan review for a 33-unit residential rental development (2328 Jackson Street Apartments) Quintana, Angel & Villa, Reynald/Joseph B. Kaller/Menachem Trietel

Attachments: [2377_PDB_Staff Report 2024_0124.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Public Participation Meeting.pdf](#)

[3. 2024 0123](#)

FILE NO.: 22-DP-59
APPLICANT: City of Hollywood
LOCATION: 1645 Polk Street
REQUEST: Site improvements with a clubhouse/ community center and additional parking to be added to the existing site plan (Hollywood Beach Golf Course and Clubhouse/Community Center)

Attachments: [2259_PDB_Staff_Report_2024_0123.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 B_Land use and Zoning map.pdf](#)
[Attachment C_Public Participation meeting.pdf](#)

[4. 2023 0123](#)

FILE NO.: 23-DPV-02
APPLICANT: Bromeliad Estates LLC.
LOCATION: 2022-2026 Fletcher Street
REQUEST: Variance, Design and Site Plan Review for a 42-unit residential development

Attachments: [2302_PDB_Staff_Report_2024_0123.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land Use and Zoning map.pdf](#)
[Attachment C_Public Participation meeting.pdf](#)

[5. 2024 0123](#)

FILE NO.: 23-DP-49
APPLICANT: HFL Landings Owner LLC
LOCATION: 3451-3690 S. Ocean Drive
REQUEST: Design and Site Plan Review for a 500-key hotel development (Diplomat Landing).

Attachments: [2349_PDB_Staff_Report.pdf](#)
[DIPLOMAT LANDINGS - HOTEL - APPLICATION - EXECUTED 2024.pdf](#)
[Attachment A_Application_Package-1.pdf](#)
[Attachment A_Application_Package-2.pdf](#)
[Attachment A_Application_Package-3.pdf](#)
[Attachment A_Application_Package-4.pdf](#)
[Attachment A_Application_Package-5.pdf](#)
[Attachment A_Application_Package-6.pdf](#)
[Attachment A_Application_Package-7.pdf](#)
[Attachment A_Application_Package-8.pdf](#)
[Attachment A_Application_Package-9.pdf](#)
[Attachment B_Land Use and Zoning map.pdf](#)
[Attachment C_Public Participation meeting-1.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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