

Planning and Development Board

Thursday, October 19, 2017

5:00 PM

City of Hollywood



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

Room 219

Planning and Development Board

Notice of Decisions relating to the October 19, 2017 Planning and Development Board Meeting.

Attachments: [2017_1019_Results.pdf](#)

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. Approval of the Previous Meeting Minutes

Attachments: [2017_0713_Minutes.pdf](#)

4. Election of Board Officers
5. Review of projects before the Technical Advisory Committee
6. Summary of the City Commission Actions
7. Additions, Deletions, Withdrawals, and Continuances
8. City Attorney Announcements

B. Applications[1. 2017_1019](#)

FILE NO.: 15-TZ-56
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: Text Amendment to the Zoning and Land Development Regulations; to create new Transit Oriented Corridor (TOC) Districts and Subdistricts (established permitted uses, development regulations, development standards, and applicable definitions); to define new uses, establish development and parking standards for such uses (City-wide); and further, to rezone certain properties within the Transit Oriented Corridor (TOC).

Attachments: [1556_PDB_Staff_Report_2017_1019.pdf](#)
[Attachment A Existing Land Use and Zoning.pdf](#)
[Attachment B Existing Regulations.pdf](#)
[Attachment C Existing Definitions.pdf](#)
[Attachment D Proposed Maps.pdf](#)
[Attachment E Proposed Regulations.pdf](#)
[Attachment F Affected Properties.pdf](#)

[2. 2017_1019](#)

FILE NO.: 17-DPVZ-21
APPLICANT: LL Hart Development, LLC
LOCATION: Generally located on the northeast corner of State Road 7 and Griffin Road
REQUEST: Change of Zoning Designation from SR 7 CCD Resort Commercial Sub-Area (SR 7 CCD-RC) to Planned Development (PD), approval of the Master Development Plan, Waiver, Modifications, Variances, Design, and Site Plan for an approximate 310,000 sq. ft. mixed-use development (441 ROC).

Attachments: [1721_DPVZ_PDB_Staff_Report_2017_1019.pdf](#)

[3. 2017 1019](#)

FILE NO.: 15-A-68
APPLICANT: Simbron Group, LLC
LOCATION: 6958 Park Street
REQUEST: Variance to decrease the required lot width from 60 feet to 56 feet for a Single Family district (RS-6) zoned property.

Attachments: [1568 A PDB Staff Report 2017 1019.pdf](#)

[4. 2017 1019](#)

FILE NO.: 03-P-142c
APPLICANT: Islander Apartments, LLC
LOCATION: 5515 Plunkett Street
REQUEST: Site Plan for additional parking area for a previously approved Site Plan (Plunkett Street Apartments).

Attachments: [03142c P PDB Staff Report 2017 1019 \[REVISED\].pdf](#)
[03142c P PDB Staff Report 2017 1019.pdf](#)

[5. 2017 1019](#)

FILE NO.: 17-DP-33
APPLICANT: Brian Neff c/o Apogee Investment Partners, LLC
LOCATION: Generally located on the northeast corner of SW 25th Avenue and north of SW 39th Street
REQUEST: Design and Site Plan for an approximate 50,000 sq. ft. manufacturing facility (Sintavia).

Attachments: [1733 DP PDB Staff Report Part I 2017 1019.pdf](#)
[1733 DP PDB Staff Report Part II 2017 1019.pdf](#)

[6. 2017 1019](#)

FILE NO.: 17-DP-07
APPLICANT: Cleveland Homes, LLC
LOCATION: 1604 Cleveland Street
REQUEST: Design and Site Plan for 6 townhouses (Cleveland Street Townhouses).

Attachments: [1707 DP PDB Staff Report 2017 1019 \[REVISED\].pdf](#)
[1707 DP PDB Staff Report 2017 1019.pdf](#)

[7. 2017 1019](#)

FILE NO.: 17-DPV-32
APPLICANT: Real Sub LLC - Publix Super Markets Inc.
LOCATION: 1700 Sheridan Street
REQUEST: Variances, Design, and Site Plan for an approximate 4,500 sq. ft. financial institution (Chase Bank).

Attachments: [1732 DPV PDB Staff Report Part I 2017 1019.pdf](#)
[1732 DPV PDB Staff Report Part II 2017 1019.pdf](#)

[8. 2017 1019](#)

FILE NO.: 17-AP-34

APPLICANT: Richgreens, LP (Richmond Italia)

LOCATION: 2727 Johnson Street

REQUEST: Appeal of an administrative decision for a sports recreational facility (Hollywood Adventures Park).

Attachments: [1734 AP PDB Staff Report 2017 1019.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Section 5.7 Appeal Procedures.pdf](#)
[Attachment C Land Use and Zoning Map.pdf](#)
[Attachment D Applicable Land Use and Zoning Regulations.pdf](#)
[Attachment E TAC Report.pdf](#)
[Attachment F PACO Application.pdf](#)
[Attachment G Intervenor Package.pdf](#)
[Attachment H Correspondence.pdf](#)

C. Old Business

D. New Business

1. Election of Board Officers.
2. Approval of the Board meeting calendar for 2018.
3. Advise the Board of the upcoming Joint Board meeting.

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 the Office of the City Manager five business days in advance at (954) 921-3201 (voice). If an individual is hearing or speech impaired, please call 1-800-955-8771 (V-TDD).