

# **Planning and Development Board**

**Thursday, September 6, 2018**

**6:00 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 September 6, 2018 Planning and Development Board Meeting.**

**Attachments:** [2018\\_0906\\_Results.pdf](#)

**A. Administration**

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

**Attachments:** [2018\\_0712\\_Minutes](#)

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

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

**B. Applications****1. 2018\_0906**

**FILE NO.:** 18-A-05

**APPLICANT:** Abbas Arabzadeh and Forogh Hatam

**LOCATION:** 1500 Funston Street

**REQUEST:** Variance to continue the existing building line of a non-conforming setback along the west side of the property for a single family home (Funston Variance).

**Attachments:** [1805\\_PDB\\_Staff\\_Report\\_2018\\_0906](#)  
[Attachment A\\_Application\\_Package](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_Map](#)  
[Attachment C\\_Correspondence](#)

**2. 2018\_0906**

**FILE NO.:** 18-V-38

**APPLICANT:** West Park Homes LLC

**LOCATION:** 5725 Wiley Street

**REQUEST:** Variance to reduce the minimum lot width requirement for a Single Family District zoned property.

**Attachments:** [1838\\_PDB\\_Staff\\_Report\\_2018\\_0906](#)  
[Attachment A\\_Application\\_Package](#)  
[Attachment B\\_Land\\_Use\\_and\\_Zoning\\_Map](#)

**3. 2018\_0906**

**FILE NO.:** 15-DPV-08a

**APPLICANT:** Las Villas JDL LLC

**LOCATION:** 1813 Madison Street

**REQUEST:** Amendment to a previously approved Design (Parkside Place).

**Attachments:** [1508a\\_Memo\\_2018\\_0906](#)  
[Attachment I\\_Amendment\\_Package](#)  
[Attachment II\\_Previous\\_Planning\\_and\\_Development\\_Board\\_Staff\\_Report/Backup](#)

4. 2018 0906

**FILE NO.:** 18-P-49  
**APPLICANT:** Broward County  
**LOCATION:** 1200 Sheridan Street  
**REQUEST:** Site Plan for a Communication Tower (West Lake Park).

**Attachments:** [1849 PDB Staff Report 2018 0906](#)  
[Attachment A Application Package](#)  
[Attachment B Land Use and Zoning Map](#)

5. 2018 0906

**FILE NO.:** 18-PZ-48  
**APPLICANT:** Broward County  
**LOCATION:** SW 49th Court; generally located between 49th Court and 51st Street, and east of 40th Avenue.  
**REQUEST:** Rezoning from Medium Intensity Commercial District (C-3) to Government Use (GU); and Site Plan for a Communication Tower (West Hollywood).

**Attachments:** [1848 PDB Staff Report 2018 0906](#)  
[Attachment A Application Package](#)  
[Attachment B Land Use and Zoning Map](#)  
[Attachment C Existing Zoning Regulations](#)  
[Attachment D Proposed Zoning Regulations](#)

6. 2018 0906

**FILE NO.:** 17-DPV-35  
**APPLICANT:** Flanigan's Enterprises, Inc.  
**LOCATION:** 2505 N University Drive; generally located east of University Drive and south of Davie Road Extension.  
**REQUEST:** Variances, Design, and Site Plan for renovations and expansion of an existing restaurant; and an approximate 3,000 sq. ft. addition of retail space (Flanigan's Restaurant / Big Daddy Liquor's).

**Attachments:** [1735 PDB Staff Report 2018 0906](#)  
[Attachment I Application Package](#)  
[Attachment II Land Use and Zoning Map](#)

7. 2018 0906

**FILE NO.:** 18-DP-15  
**APPLICANT:** Yarok Development Inc.  
**LOCATION:** 1950 Fletcher Street  
**REQUEST:** Design and Site Plan for an 18 unit residential development (Fletcher Apartments).

**Attachments:** [1815 PDB Staff Report 2018 0906](#)  
[Attachment A Application Package Part I](#)  
[Attachment A Application Package Part II](#)  
[Attachment B Land Use and Zoning Map](#)

8. 2018 0906

**FILE NO.:** 18-DP-32  
**APPLICANT:** Gal Sar & Shalom Hanoh  
**LOCATION:** 2316-2318 Van Buren Street  
**REQUEST:** Design and Site Plan for a 27 unit residential development (Van Buren Apartments).

**Attachments:** [1832 PDB Staff Report 2018 0906](#)  
[Attachment A Application Package Part I](#)  
[Attachment A Application Package Part II](#)  
[Attachment B Land Use and Zoning Map](#)

9. 2018 0906

**FILE NO.:** 18-DPV-19  
**APPLICANT:** VVG Real Estate Investments LLC  
**LOCATION:** Generally located at between N Ocean Drive and N Surf Road and, between New Mexico Street and New Hampshire Street  
**REQUEST:** Variances, Design, and Site Plan for a 36 unit residential development (Beachside Residences).

**Attachments:** [1819 PDB Staff Report 2018 0906](#)  
[Attachment A Application Package Part I](#)  
[Attachment A Application Package Part II](#)  
[Attachment B Land Use and Zoning Map](#)  
[Attachment C Correspondence](#)

10. 2018 0906

**FILE NO.:** 18-T-02  
**APPLICANT:** City of Hollywood  
**LOCATION:** Citywide  
**REQUEST:** Text Amendment to the Zoning and Land Development Regulations amending Article 8 Sign Regulations.

**Attachments:** [1802 Memo 2018 0906](#)

- C. Old Business
- D. New Business
- 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).