

Planning and Development Board

Tuesday, July 13, 2021

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

Due to potential risk to public health, the City is offering a number of options for members of the public to view and participate in the meeting.

In-Person

Any member of the public wishing to attend the meeting in person shall be **REQUIRED** to register using the Board Meeting Registration and Public Comment Form. 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>

Anyone exhibiting symptoms or in contact with someone who has tested positive will not be permitted to enter. It is recommended that persons entering City Hall wear and maintain appropriate facial coverings over the nose and mouth.

Virtually

Watch the Meeting virtually: <http://hollywoodfl.org/calendar>

Any member of the public wishing to provide comment virtually shall be **REQUIRED** to register using the Board Meeting Registration and Public Comment Form. If commenting on multiple items, the form shall be completed for each individual item. 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 after 6:00 PM on the Monday prior to the meeting shall not be accepted.

Persons with disabilities who require reasonable accommodation to participate in city programs and/or services may call the Division of Engineering, Transportation & Mobility five business days in advance at (954) 921-3900, option 4. Hearing or speech impaired individuals, please call (800) 955-8771 (V-TDD).

For additional information or for assistance, please contact Leslie A. Del Monte, at 954-921-3471 option 3 or via email at ldelmonte@hollywoodfl.org.

A. Administration

1. Pledge of Allegiance
2. Roll Call
3. New Board Member Introductions and Elections
4. Approval of the Previous Meeting Minutes
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

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

B. Applications**ITEMS # 1-8 BELOW ARE CONSIDERED QUASI-JUDICIAL**[1.2021 0713](#)

FILE NO.: 20-DP-40 (Continued to the September 21, 2021 meeting)
APPLICANT: S&B ENT, LLC
LOCATION: 2718, 2720 & 2723 Polk Street
REQUEST: Design and Site Plan for a 45 unit residential development. (Polk Street Apartments I).

[2.2021 0713](#)

FILE NO.: 20-DP-41 (Continued to the September 21, 2021 meeting)
APPLICANT: S&B ENT, LLC
LOCATION: 2741 & 2742 Polk Street
REQUEST: Design and Site Plan for a 45 unit residential development (Polk Street Apartments II).

[3.2021 0713](#)

FILE NO.: 21-S-01 (Continued to the September 21, 2021 meeting)
APPLICANT: Hanoy Holdings Twelve, Inc., Hanoy Holdings Five, Inc., 2400 NE 10th Court, LLC.
LOCATION: 2216 Hollywood Boulevard and 2207 Van Buren Street
REQUEST: Special Exception to establish a daycare and school in an existing commercial building (Montessori School).

[4.2021 0713](#)

FILE NO.: 21-T-41 (Continued to the September 21, 2021 meeting)
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: Text Amendment to the Land Use Element of the Comprehensive Plan to include new language related to civic & cultural buildings and community facilities and/or utility uses.

[5.2021 0713](#)

FILE NO.: 20-DP-46
APPLICANT: Infinity R.E. Investments II LLC
LOCATION: 2323 Washington Street
REQUEST: Design and Site Plan for a 29 unit residential development (2323 Washington).

Attachments: [2046_PDB_Staff_Report_2021_0713.pdf](#)
[Attachment A_Application_Package_Part_I.pdf](#)
[Attachment A_Application_Package_Part_II.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[6.2021 0713](#)

FILE NO.: 17-DFPSV-12
APPLICANT: Ocean Drive Commercial Realty Management LLC
LOCATION: 831 N. Highland Drive
REQUEST: Special Exception, Design, Site Plan, and Variance for an approximate 19,000 sq. ft. office building (3500 Building).

Attachments: [1712_PDB_Staff_Report_2021_0713.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[7.2021 0713](#)

FILE NO.: 18-S-50
APPLICANT: St John's Episcopal Church
LOCATION: 1704 Buchanan Street
REQUEST: Special Exception to establish a daycare at an existing place of worship (Nana's Preschool).

Attachments: [1850_PDB_Staff_Report_2021_0713.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[8.2021 0713](#)

FILE NO.: 13-P-47b
APPLICANT: Van Buren Facility III LLC / Annette Iraola
LOCATION: 2650 Van Buren Street
REQUEST: Amendment of Site Plan conditions to previously approved Resolutions No. 13-DPVS-47 and 13-DPVS-47a (International Studies Charter School).

Attachments: [1347b_Memo_2021_0713.pdf](#)
[Attachment I_Application_Package.pdf](#)
[Attachment II_Previous_Resolutions.pdf](#)

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).