

Planning and Development Board

Tuesday, September 21, 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 limited public access to Hollywood City Hall, 2600 Hollywood Blvd, Room 219, because of the 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>

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. 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 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 Architecture and Engineering 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 Debra Chatman, at 954-921-3471 option 3 or via email at dchatman@hollywoodfl.org.

A. Administration

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

Attachments: [2021_0713_Minutes.pdf](#)

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.pdf](#)
[Witness List.pdf](#)

B. Applications**ITEMS # 1-3 AND 5-7 BELOW ARE CONSIDERED QUASI-JUDICIAL****1. 2021_0921**

FILE NO.: 20-DP-40 (Continued from July 13, 2021 meeting)
APPLICANT: S&B ENT LLC.
LOCATION: 2718-2720 & 2723 Polk Street
REQUEST: Design and Site plan approval for a 44 unit residential development (Polk Street Apartments I).

Attachments: [2040_PDB_Staff_Report_2021_0921.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Civic_Association_Correspondence.pdf](#)

2. 2021_0921

FILE NO.: 20-DP-41 (Continued from July 13, 2021 meeting)
APPLICANT: S&B ENT LLC.
LOCATION: 2741 & 2742 Polk Street
REQUEST: Design and Site plan approval for a 44 unit residential development (Polk Street Apartments II)

Attachments: [2041_PDB_Staff_Report_2021_0921.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)
[Attachment C_Civic_Association_Correspondence.pdf](#)

3. 2021_0921

FILE NO.: 21-S-01 (Continued from July 13, 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)

Attachments: [2101_PDB_Staff_Report_2021_0921.pdf](#)
[Attachment A_Application_Package.pdf](#)
[Attachment B_Land_Use_and_Zoning_Map.pdf](#)

[4. 2021 0921](#)

FILE NO.: 21-T-41 (Continued from July 13, 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.

Attachments: [2141 PDB LUE Amendment Staff Report 2021 0921.pdf](#)
[Attachment A Land Use Element \(LU\).pdf](#)

[5. 2021 0921](#)

FILE NO.: 20-DP-20
APPLICANT: Evia Properties LLC
LOCATION: 2302 -2306 Pierce Street
REQUEST: Site Plan and Design for a 28 unit residential development (Parkview Apartments)

Attachments: [2020 PDB Staff Report 2021 0921.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)

[6. 2020 0921](#)

FILE NO.: 21-DPV-40
APPLICANT: Scozak Realty Inc.
LOCATION: 3950 N 28 Terrace
REQUEST: Variance, Design and Site Plan for an approximate 6,000 sq. ft. vehicle distribution center (Carvana)

Attachments: [2140 PDB Staff Report 2019 0921.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)

[7. 2021 0921](#)

FILE NO.: 21-Z-06
APPLICANT: ZE Management LLC
LOCATION: 4110 N 31 Terrace and N 31 Terrace, generally located south of Stirling Road, west of N 31 Avenue, and east of N 32 Court
REQUEST: Rezoning from Low-Medium Intensity Commercial District (C-2) and Low-Medium Multiple Family (RM-9) to Medium Multiple Family (RM-12) (ZE Rezoning).

Attachments: [2106 PDB Staff Report 2021 0921.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)
[Attachment C Existing Zoning Regulations.pdf](#)
[Attachment D Proposed Zoning Regulations.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).