

Planning and Development Board

Tuesday, May 10, 2022

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 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. Approval of the Previous Meeting Minutes

Attachments: [2022_0308 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 # 1-6 BELOW ARE CONSIDERED QUASI-JUDICIAL****1. 2022_0510**

FILE NO.: 20-DP-40a
APPLICANT: S&B ENT LLC
LOCATION: 2718 - 2720 & 2723 Polk Street
REQUEST: Design and Site Plan Amendment to a previously approved project
(Polk Street Apartments I - Midtown II)

Attachments: [2040a Memo 2022_0510.doc](#)
[Attachment I Amendment Package.pdf](#)
[Attachment II Previous Board Package and Backup.pdf](#)

2. 2022_0510

FILE NO.: 20-DP-41a
APPLICANT: S&B ENT LLC
LOCATION: 2741 & 2742 Polk Street
REQUEST: Design and Site Plan Amendment to a previously approved project
(Polk Street Apartments II - Midtown I)

Attachments: [2041a Memo 2022_0510.doc](#)
[Attachment I Amendment Package.pdf](#)
[Attachment II Previous Board Package and Backup.pdf](#)

3. 2022_0510

FILE NO.: 20-DP-14
APPLICANT: HOLLYTOWN LLC
LOCATION: 2511 Pierce Street
REQUEST: Design and Site Plan for an 8 unit residential development
(Hollytown II)

Attachments: [2014_PDB_Staff Report 2022_0510.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)

[4. 2022 0510](#)

FILE NO.: 20-DP-15
APPLICANT: HOLLYTOWN LLC
LOCATION: 2526 Pierce Street
REQUEST: Design and Site Plan for a 16 unit residential development (Hollytown I)

Attachments: [2015 PDB Staff Report 2022 0510.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)

[5. 2022 0510](#)

FILE NO.: 21-DP-56
APPLICANT: DJ FL Capital Group LLC
LOCATION: 1840 - 1846 Fletcher Street
REQUEST: Design and Site Plan for a mixed use development including 47 residential units and approximately 800 sq. ft. of retail space (1840-1846 Fletcher)

Attachments: [2156 PDB Staff Report 2022 0510.pdf](#)
[Attachment A Application Package.pdf](#)
[Attachment B Land Use and Zoning Map.pdf](#)

[6. 2022 0510](#)

FILE NO.: 21-DPVZ-27
APPLICANT: Young Circle Property LLC
LOCATION: 1701-1735 E Young Circle
REQUEST: Change of Zoning Designation from Young Circle Mixed-Use (YC) to Planned Development (PD), approval of the Master Development Plan, Modifications, Variance, Design, and Site Plan for a mixed-use development including 856 units, approximately 40,000 sq. ft. of office space, and approximately 142,000 sq. ft. of retail space (B57N & B57S)

Attachments: [2127 PDB Staff Report 2022 0510.pdf](#)
[Attachment A Application Package Part I.pdf](#)
[Attachment A Application Package Part IIa.pdf](#)
[Attachment A Application Package Part III.pdf](#)
[Attachment A Application Package Part IV.pdf](#)
[Attachment A Application Package Part V.pdf](#)
[Attachment A Application Package Part VI.pdf](#)
[Attachment A Application Package Part VII.pdf](#)
[Attachment A Application Package Part VIII.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).