

Department of Development Services
Division of Planning and Urban Design



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DATE: April 15, 2026

TO: Raelin Storey
City Manager

VIA: Andria Wingett
Director of Development Services

FROM: Cameron Palmer
Assistant Director/Chief Planner

SUBJECT: Notice of Decisions Relating to Tuesday, April 14, 2026, Planning and Development Board Meeting.

The purpose of this notice is to inform the Mayor and City Commission of the opportunity to initiate a City Commission Request for Review (CRR) of a Board decision in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#). The process for a CRR is initiated in one of the following ways: if three or more City Commissioners request a review during City Commission comments at a City Commission meeting, which is within 17 days of the Board's action; or if three or more City Commissioners file a request for review in writing with the City Clerk within 17 days of the Board's action. In any event, a *de novo* hearing shall be set.

A *de novo* hearing for a CRR shall be set no later than the next four City Commission meetings from either the City Commission meeting date where three Commissioners requested such review or no later than the next four City Commission meetings from the date that the City Clerk receives the third Commissioners' request. Notice and other requirements of the hearing shall be provided in accordance with [Section 5.6 of the City's Zoning and Land Development Regulations](#).

The said request should be filed with the City Clerk's Office, with a copy forwarded to the Division of Planning & Urban Design of the Development Services Department by **May 01, 2026**.

Please note that the Code requires the City Clerk's Office to receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRRs filed after **May 01, 2026**, would not be consistent with the Code and will not be considered. The timeframe for setting a hearing provided herein may be extended by written request of the applicant. Appeal from a final decision of the City Commission shall be to circuit court by filing a petition for *writ of certiorari*.

This memorandum is also available on the city website. In this manner, the public is made aware of action taken by the Board, should they wish to encourage the Mayor and City Commission to file a request for review of the Board's decision pursuant to the procedures set forth above.

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The following summarizes actions taken by the Board. Item # 1-3 below are considered Quasi-Judicial, additionally items # 1 and # 3 may be subject to the CRR Regulation.

- 1. FILE NO.:** 26-S-13
APPLICANT: Paul Fluty on behalf of Archdiocese of Miami Nativity Church
LOCATION: 5220 Johnson Street
REQUEST: Special Exception to permit the expansion of a legal non-conforming use, pursuant to Section 3.12 of the Zoning and Land Development Code, to facilitate the addition of an 860-square-foot modular building to an existing school, pursuant to Section 4.22 of the Zoning and Land Development Code, in the RS-5 zoning district.

STAFF RECOMMENDATION:

Special Exception: Approval, subject to the following conditions:

- a. Student enrollment shall be limited to the enrollment capacity in effect as of the date of the application, which capacity is 810 students.
- b. The Owner shall submit annual enrollment data for verification purposes.

BOARD DECISION:

Special Exception: Approved with Staff conditions

- 2. FILE NO.:** 26-F-07
APPLICANT: Gramanzini Beach Props III LLC
LOCATION: 1402 North Surf Road
REQUEST: To allocate one (1) Flexibility Unit from the City's Unified Flexibility Zone for the property located at 1402 North Surf Road within the Boardwalk Historic District Commercial (BWK-25-HD-C) zoning district.

STAFF RECOMMENDATION:

Flexibility Unit: Approval, forward a recommendation to the City Commission

BOARD DECISION:

Flexibility Unit: Recommendation of Approval

- 3. FILE NO.:** 26-V-04
APPLICANT: Greenspoon Marder LLP / Elizabeth Somerstein, Esq. On behalf of
Nova Southeastern University
LOCATION: 8000 N Ocean Drive
REQUEST: Variances from Article 8, section 8.4(A)(7) of the Zoning and Land Development Regulations to
permit a 583 square-foot wall sign, whereas 150 square feet is the maximum permitted; and to
increase the maximum number of permitted wall signs from 3 to 6 within the Government Use
(GU) Zoning District at the NSU Oceanographic Center Campus.

STAFF RECOMMENDATION:

Variance 1: Approval

Variance 2: Approval

BOARD DECISION:

Variance 1: Approved

Variance 2: Approved

cc: Honorable Mayor and City Commissioners
City Manager
City Attorney
Assistant City Managers
Assistant City Attorneys
Staff Attorney
Board Attorney
Civic Affairs Administrator
Economic Development Manager