

Department of Development Services
Division of Planning and Urban Design



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DATE: September 10, 2025

TO: George R. Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services

FROM: Anand Balram
Assistant Director / Chief Planner

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SUBJECT: Notice of Decisions Relating to **Tuesday, September 09, 2025, Historic Preservation 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 **September 26, 2025**.

Please note, 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 **September 26, 2025**, would not be consistent with the Code and could 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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33022-9045
hollywoodfl.org

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

1. **FILE NO.:** 25-CV-04
APPLICANT: Mike Ariss
LOCATION: 828 S Southlake Drive
REQUEST: Certificate of Appropriateness of Design to construct additions to an existing single-family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-6 zoning district located at 1317 Harrison Street, within the Harrison Tyler Historic Overlay District.

STAFF RECOMMENDATION:

Variance to the reduction of the minimum combined side setback requirement of 25% (15'- 6") of the lot's net width (62.50 ft); per the City of Hollywood's Land Development Code Section 4.1(D); to a proposed combined side setback of 15'-1" (24% of the lot's net width): To be determined by the board

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

Variance: Approved

Certificate of Appropriateness for Design: Approved with the following condition:

1. The applicant shall continue working with Staff and include a brush bay.

2. **FILE NO.:** 22-V-49
APPLICANT: 404 N 17 Ave LLC.
LOCATION: 404 N 17th Avenue
REQUEST: Variance to reduce deck and pool street-side setback requirements on a historic designated site, Pursuant to Section 4.23(B)(5) & (15) of the Zoning and Land Development Regulations in the FH-2 zoning district within the RAC at 404 N. 17th Avenue.

STAFF RECOMMENDATION:

Variance 1 - A request to reduce the required minimum 12-foot setback for a deck facing a side street to 4 feet.: Approval

Variance 2 - A request to reduce the required 15-foot setback for a pool from a side street to 8 feet. These variances are requested to accommodate the proposed location of the deck and pool on the subject property.: Approval

BOARD DECISION:

Variance 1: Approved

Variance 2: Approved

- 3. FILE NO.:** 25-CV-63
APPLICANT: 1317 Harrison St LLC
LOCATION: 1317 Harrison Street
REQUEST: Certificate of Appropriateness of Design to construct additions to an existing single family dwelling, and a Variance to Article 7, Section 7.2 of the Zoning and Land Development Regulations, to reduce the parking requirements in the RS-6 zoning district located at 1317 Harrison Street, within the Harrison Tyler Historic Overlay District.

STAFF RECOMMENDATION:

Variance Reduce the required number of parking spaces from 5 to 3 parking spaces: To be determined by the Board

Certificate of Appropriateness for Design: Approval

BOARD DECISION:

Variance: Approved

Certificate of Appropriateness for Design: Approved

cc: Honorable Mayor and City Commissioners

City Manager

City Attorney

Assistant City Managers

Assistant City Attorneys

Civic Affairs Administrator