

Department of Development Services  
Division of Planning and Urban Design




tel: 954.921.3471  
fax: 954.921.3347

**DATE:** October 9, 2024

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

**VIA:** Andria Wingett  
Director of Development Services 

**FROM:** Anand Balram   
Planning Manager

**SUBJECT:** Notice of Decisions Relating to the Tuesday, October 8, 2024, **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 **October 25, 2024**.

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 **October 25, 2024**, 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.

2600 Hollywood Boulevard  
P.O. Box 229045  
Hollywood, Florida  
33022-9045  
[hollywoodfl.org](http://hollywoodfl.org)

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

- 1. FILE NO.:** 24-V-63  
**APPLICANT:** VL Family LLC.  
**LOCATION:** 1204 N. 17th Court  
**REQUEST:** Variance for a reduced side setback for a new walkway in a mixed-use development in the FH-2 zoning district.

**STAFF RECOMMENDATION:**

Variance to reduce the side setback: To be determined by the Board.

**BOARD DECISION:**

Variance to reduce the side setback: Approved.

- 2. FILE NO.:** 24-V-18  
**APPLICANT:** Milomano Corporation.  
**LOCATION:** 1204-1206 N 24th Avenue & Folio No. 5142-09-04-0011  
**REQUEST:** Variance to reduce the lot width requirement for a single-family home in the RM-9 Low-Medium Density Multiple Family Zoning District.

**STAFF RECOMMENDATION:**

Variance to reduce the lot width: To be determined by the Board.

**BOARD DECISION:**

Variance to reduce the lot width: Approved.

- 3. FILE NO.:** 21-D-52a  
**APPLICANT:** Van Jackson LLC.  
**LOCATION:** 303 S. Federal Highway.  
**REQUEST:** Design review for a modification to the parking structure screening within an approved mixed-use development; within the Community Redevelopment Agency Downtown District (The Tropic)

This item was withdrawn from this agenda to be able to present a design that could be administratively approved by the Planning Manager.

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