


DATE: May 15, 2024

TO: George Keller, Jr. CPPT
City Manager

FROM: Andria Wingett
Director of Development Services 

SUBJECT: Notice of Decisions Relating to the Tuesday, May 14, 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](#).

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 31, 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 **May 31, 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.

The following summarizes actions taken by the Board. Item # 1-4 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-SV-05
APPLICANT: 88 Real Estate Investment Corp
LOCATION: 321 Hayes Street
REQUEST: Special Exception and Variance for the expansion of a legal nonconforming multi-family residential building within the Beach CRA area.

STAFF RECOMMENDATION:

Special Exception: Approval.
Variance: Approval, if Special Exception is granted.

BOARD DECISION:

Special Exception: Approved.
Variance: Approved.

- 2. FILE NO.:** 23-DP-80
APPLICANT: Fifty Street Investments LLC
LOCATION: 1830-1844 Jackson Street
REQUEST: Design and Site Plan for a mixed-use development consisting of 200 residential units and approximately 1,380 SF of retail space within the Downtown CRA area.

STAFF RECOMMENDATION:

Design: Approval.
Site Plan: Approval, if Design is granted with the condition that the applicant work with staff to provide an improved screening treatment for the first 3 levels of the building, satisfactory to the Division of Planning and Urban Design.

BOARD DECISION:

Design: Approved.
Site Plan: Approved.

- 3. FILE NO.:** 24-V-37
APPLICANT: Prosperous RE LLC
LOCATION: 2226 Cody Street
REQUEST: Variance to reduce the required rear setback from 15.75 feet to 15 feet for an existing legal non-conforming duplex in the RS-1 zoning district.

STAFF RECOMMENDATION:

Variance: Approval.

BOARD DECISION:

Variance: Approved.

- 4. FILE NO.:** 22-DP-44
APPLICANT: Jasi Services Inc.
LOCATION: 5824 Taft Street
REQUEST: Design and Site Plan Review for an 8-unit Townhome Development

STAFF RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if the design is granted.

BOARD DECISION:

Design: Approved.

Site Plan: Approved.

- 5. FILE NO.:** 24-T-15
APPLICANT: City of Hollywood
LOCATION: Beach Districts
REQUEST: A Text Amendment to Articles 2, 3 and 4 of the Zoning and Land Development Regulations amending the permitted uses relating to Smoke Shops east of the Intercoastal Waterway

STAFF RECOMMENDATION:

Item to be continued date and time certain to the June 11, 2024, Planning and Development Board.

BOARD DECISION:

Item continued date and time certain to the June 11, 2024, Planning and Development Board.

- 6. FILE NO.:** 23-T-79
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Text Amendment to the Zoning and Land Development Regulations amending Articles 2, 3, 4, 5, 6, and 10 relative to the Development Review Process and associated Definitions, Zoning Relief measures, Nonconforming structures and uses, and the intent of the Planned Development zoning district.

STAFF RECOMMENDATION:

Forward a recommendation of approval to the City Commission.

BOARD DECISION:

Forward a recommendation of approval to the City Commission with the condition that all civic associations comments/input are taken into consideration prior to first reading.

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