

**DATE:** July 10, 2024

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

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

<sup>DS</sup>  
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**FROM:** Anand Balram  
Planning Manager

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**SUBJECT:** Notice of Decisions Relating to the Tuesday, July 9, 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 **July 26, 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 **July 26, 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-V-47  
**APPLICANT:** Ivelisse Gonzales  
**LOCATION:** 752 N Crescent Drive  
**REQUEST:** Variance to the required side setback for an accessory structure located within the RS-5 Single-Family District.

**STAFF RECOMMENDATION:**

Variance: Approval.

**BOARD DECISION:**

Variance: Approved.

- 2. FILE NO.:** 24-V-45  
**APPLICANT:** Heidi Perlman Humphries Trustee  
**LOCATION:** 5405 North Surf Road  
**REQUEST:** Variance to the permitted height exemptions for covered rooftop areas greater than 10% of the ground floor area for a single-family house in the North Beach Development District - Control Zone.

**STAFF RECOMMENDATION:**

Variance: To be determined by the Board.

**BOARD DECISION:**

Variance: Approved.

- 3. FILE NO.:** 23-DP-07  
**APPLICANT:** 2306 Fillmore LLC.  
**LOCATION:** 2306 Fillmore Street.  
**REQUEST:** Design and Site Plan for a 34-unit residential development within the DH-2 zoning district (Fillmore Apartments).

**STAFF RECOMMENDATION:**

Design: Approval.

Site Plan: Approval with the following condition:

1. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

**BOARD DECISION:**

Design: Approved.

Site Plan: Approved with staff conditions.

- 4. FILE NO.:** 23-DP-76  
**APPLICANT:** 2217-2231 Jackson LLC.  
**LOCATION:** 2217-2231 Jackson Street  
**REQUEST:** Design and Site Plan for a 100-unit residential development within the DH-2 zoning district (Jackson Apartments).

**STAFF RECOMMENDATION:**

Design: Approval, with condition:

1. Prior to submitting for building permits, the applicant works with City staff to align the design with the design depicted at the Public Outreach meeting, including the improvement of facades, balcony treatment, and articulation of blank walls.

Site Plan: Approval, with the following conditions:

1. A Unity of Title in a form acceptable to the City Attorney shall be submitted prior to the issuance of a building permit and recorded in the Public Records of Broward County, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, in a form acceptable to the City Attorney, shall be submitted prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

**BOARD DECISION:**

Design: Approved with staff conditions.

Site Plan: Approved with staff conditions.

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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