

DATE: May 14, 2025

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services

AW

FROM: Anand Balram
Planning Manager

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SUBJECT: Notice of Decisions Relating to the Tuesday, May 13, 2025, **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 30, 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 **May 30, 2025**, 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 # 1-2 below are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-F-80a
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Request for 6 Flex Units, companion to a Planned Unit Development (PUD) Amendment request, to permit 120 affordable units located in the PUD-R Zoning District through the bonus provisions of BrowardNext Policy 2.16.3 (Hillcrest).

STAFF RECOMMENDATION:

To continue this item to the Planning and Board Meeting date and time certain to the Special Meeting of Planning and Development Board scheduled for May 20, 2025.

BOARD DECISION:

To continue this item to a future Planning and Development Board Meeting date and time uncertain.

- 2. FILE NO.:** 24-JDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 110 affordable units, companion to a request for Flex units in the PUD-R zoning District (Hillcrest).

STAFF RECOMMENDATION:

To continue this item to the Planning and Board Meeting date and time certain to the Special Meeting of Planning and Development Board scheduled for May 20, 2025.

BOARD DECISION:

To continue this item to a future Planning and Development Board Meeting date and time uncertain.

- 3. FILE NO.:** 25-T-40
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations, Section 4.23 Entitled "Supplemental Setback Regulations for Allowable Encroachments in Front, Side and Rear Yards," to Amend the Definitions and Regulations for Carports.

STAFF RECOMMENDATION:

Text amendment approval

BOARD DECISION:

Approved with the following condition:

1. To add the following provision prior to first reading: "If the structural integrity of the existing structure is compromised, the structure will not be considered grandfathered for the purposes of this section."

- 4. FILE NO.:** 25-T-26
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Amendment to Article 4 of the Zoning and Land Development Regulations, creating Section 4.24 entitled "Live Local Act – Mixed-Use Affordable Housing Development" to establish procedures and regulations for mixed-use affordable housing developments submitted under Florida Statute 166.04151(Live Local Act, 2023)

STAFF RECOMMENDATION:

That the Planning and Development Board forward a recommendation of approval to the City Commission, with the following condition:

Prior to first reading, staff work with legal to update the proposed text to address the legislative changes expected to go into effect on July 1st, 2025.

BOARD DECISION:

To forward a recommendation of approval to the City Commission, with staff's condition.

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