

Department of Development Services
Division of Planning and Urban Design



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DATE: September 10, 2025

TO: George Keller, Jr. CPPT
City Manager

DS
AW

VIA: Andria Wingett
Director of Development Services

FROM: Anand Balram
Assistant Director / Chief Planner

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AB

SUBJECT: Notice of Decisions Relating to the Tuesday, September 9, 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 **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 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

The following summarizes actions taken by the Board. Item # 1-5 below are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-DPV-31b
APPLICANT: Oakwood Plaza LP
LOCATION: 2800 Oakwood Boulevard
REQUEST: Recommendation for a variance to permit the reduction of setbacks for internal and external public rights-of-ways within the Planned Development (PD) zoning district, amending the Oakwood Master Development Plan Ordinance O-2023-09

STAFF RECOMMENDATION:

Variance to permit the reduction of setbacks for internal and external public rights-of-ways within the Planned Development (PD) zoning district, amending the Oakwood Master Development Plan Ordinance O-2023-09: Approval

BOARD DECISION:

Variance: Approved

- 2. FILE NO.:** 24-DPV-31b
APPLICANT: Oakwood Plaza LP
LOCATION: 2800 Oakwood Boulevard
REQUEST: Design and Site Plan request for a 280-unit multi-family residential building of approximately 233,738 square feet and 8 stories (92 feet) and associated parking garage in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

STAFF RECOMMENDATION:

Design: Approval

Site Plan: Approval, with the following conditions:

1. The applicant continues to work with City staff to establish and meet the requirements for public art as part of the proposed development.
2. Pursuant to Section 4.15(E) The City shall be allowed access on privately owned roads, easements and common open space to ensure police and fire protection of the area, to meet emergency needs, to conduct City services and to generally insure the health, safety and welfare of the residents of the Planned Development.
3. The Oakwood Plaza will be maintained up to the minimum standards, included within a declaration of covenants restrictions and easements as administered by the Master Developer.

Design:	Approved
Site Plan:	Approved with staff's conditions

- Design: Approval
- Site Plan: Approval, if Design is granted.

Design: Approved

Site Plan: Approved

- Design: Approval
- Site Plan: Approval, if the Design is granted with the following condition:

1. Prior to the issuance of a Building Permit, a Unity of Title for both lots, in a form acceptable to the City Attorney, shall be submitted 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) and/or Certificate of Completion (C/C).
2. Applicant to provide response from FDOT regarding dedication on Federal Highway at time of building permit.

BOARD DECISION:

Design: Approved, with additional conditions provided by the Board:

1. Incorporate Symmetry – Certain architectural elements, such as awnings, should be included on the east side to mirror those on the west, creating a more balanced and symmetrical appearance
2. Refine Color Palette – Further exploration of the color palette is recommended to distinguish the project from other similar developments
3. Emphasize Entrance – The entrance should be accentuated by visually connecting the brown and beige elements at the top corner
4. Strengthen Corner Presence – Architectural angles should be oriented toward the corner to establish a more prominent and visually engaging focal point

Site Plan: Approved, with Staff's conditions

5. **FILE NO.:** 21-D-54a
APPLICANT: Atla Hollywood LLC.
LOCATION: 401 N Federal Highway
REQUEST: Design review for modifications to the facades of an approved mixed-use development (Alta Hollywood).

STAFF RECOMMENDATION:

Design: Approval

BOARD DECISION:

Design: Approved

6. **FILE NO.:** 25-L--15
APPLICANT: Sea Air Owner, LLC.
LOCATION: 3726 S. Ocean Drive
REQUEST: Amendment to the City's Future Land Use Map to change the land use

designation of 2.03 acres of land from Medium High Residential 25 (MHRES) to Diplomat Activity Center designation.

STAFF RECOMMENDATION:

Amendment to the City's Future Land Use: Approval, with the following condition:

1. As part of the application process and prior to City Commission submittal, the applicant shall obtain and submit written confirmation from Broward County that a hurricane evacuation analysis is not required for hotel uses.

BOARD DECISION:

Amendment to the City's Future Land Use: Approved with revised staff condition to read as follows:

1. As part of the application process and prior to second reading for City Commission the applicant shall obtain and submit written confirmation from Broward County that a hurricane evacuation analysis is not required for hotel uses.

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