

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
AK

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, **Joint Historic Preservation Board and 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.

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The following summarizes actions taken by the Board. Item # 1 below is not considered Quasi-Judicial.

- 1. FILE NO.:** 24-ZJDP-67
APPLICANT: 58 Oak LLC and 4220 N 58th Avenue Partners LLC
LOCATION: 4220 & 4231 N 58th Ave
REQUEST: Recommendation request for a change in zoning district from North Mixed Use (N MU) to Planned Development (PD); Waiver and Modifications to establish a Master Development Plan; Certificate of Appropriateness of Demolition; Certificate of Appropriateness for Design; and Site Plan review for an 8-story multifamily building with 470 units and associated amenities, 3,500 SF Place of Worship, and renovations to a designated historic structure (Bryan House, HPOS-12).

STAFF RECOMMENDATION: Recommend to the City Commission for Approval

Waiver: Approval to the 10-acre minimum required for Planned Developments proposed outside of the Downtown CRA District.

Rezoning: Approval of the rezoning from North Mixed-Use (N-MU) to Planned Development (PD), if the waiver is supported, with the following conditions:

1. A Unity of Title or Unity of Control, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a unified plan of development as reflected on the Site Plan, be submitted prior to the issuance of Building Permits and recorded in the Broward County Public Records, by the City of Hollywood, prior to the issuance of Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

Master Development Plan: Approval of Master Development Plan, if the rezoning is granted, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall submit agreements, covenants, and/or sureties, in a form acceptable to the City, to ensure ongoing compliance and maintenance of private areas. Successors in title shall be bound by these commitments, and any common open space managed by an association or nonprofit shall comply with Florida law.
2. If there are major modifications to the site plans submitted as a companion to this request, the Applicant shall submit an updated Master Development Plan for all lands within the Planned Development District. The updated Master Development Plan shall address all requirements for Master Development Plans as enumerated in Section 4.15(F)(4) of the City of Hollywood's Zoning and Land Development Regulations.

Modifications to PD Zoning District: Approval of Master Development Plan if the rezoning is granted, with the following conditions:

1. Permit parking and loading standards outlined in the PD Master Plan under Attachment B
2. Reduced internal and external setbacks from 25' to 15' to public Right of Ways

Certificate of Appropriateness of Demolition: Approval of the Certificate of Appropriateness of Demolition, with the following conditions:

1. Submit a structural engineer's report stating that the partial demolition will not compromise the structural integrity of the building, and the historic integrity of the designated structure is not compromised.

Certificate of Appropriateness of Design: Approval of the Certificate of Appropriateness of Design, with the following conditions, to the satisfaction of the Director of Development Services:

1. Work with Planning staff to enhance the parking garage design by providing greater articulation and contrast in the garage screening.

Site Plan: Approval of Site Plan if the Design is granted, with the following conditions:

1. Prior to Building Permit, provide a 25'x25' corner dedication at the northeast corner of the parcel at the southeast corner of Stirling Road and North 58th Avenue for future traffic signal equipment.
2. Prior to Building Permit, Plat approval by the City and Broward County be provided.
3. Prior to Certificate of Occupancy of the project, a Traffic Signal Warrant Study be submitted upon 50 percent occupancy of the project with a bond for construction of a traffic signal at Stirling Road and North 58th Avenue including any median access modifications on Stirling Road completed to the satisfaction of the City Engineer.
4. Prior to Building Permit issuance, the applicant shall continue working with the Division of Engineering, Transportation, & Mobility to address any outstanding Technical Advisory Committee comments.
5. The applicant is to work with Staff with regards to: the locating of gateway features; the 3 location of monumentation or Public Art to the satisfaction of the Director of Development Services, prior to applying for a Building Permit.

BOARD DECISION:

Waiver:	Approved
Rezoning:	Approved with Staff's condition
Master Development Plan:	Approved with Staff's conditions

Modifications to PD Zoning District: Approved with Staff's conditions

Certificate of Appropriateness of Demolition: Approved

Certificate of Appropriateness of Design: Approved with Staff's conditions

Site Plan: Approved with two additional conditions provided by board:

1. The applicant to work with the Historic Society to ensure access to the Bryan House for appropriate access monthly if desired.
2. The applicant to work with the Historic Society to affix a commemorative plaque acknowledging the farm house's original use and date it was constructed.

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