

**DATE:** June 11, 2025

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

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

**FROM:** Anand Balram *AB*  
Planning Manager

**SUBJECT:** Notice of Decisions Relating to the Tuesday, June 10, 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 **June 27, 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 **June 27, 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 # 1-8 below are considered Quasi-Judicial and may be subject to the CRR Regulation.**

- 1. FILE NO.:** 19-V-04b  
**APPLICANT:** Kosher House LLLP/Kaliff Corp.  
**LOCATION:** 5510 S. State Road 7  
**REQUEST:** Variance to Section 4.6.D.3.9.b.iii of the ZLDR to increase the roof covered amenity area of an existing non-residential building in the North Mixed-Use zoning district (N-MU) within the Transit Oriented Corridor (The Kosher Hotel).

**STAFF RECOMMENDATION:**

Board to make the determination, with the following conditions:

1. One interior noise monitoring device placed in a location at the discretion of the Parking and Code Compliance Director, such as within the covered rooftop amenity area.
2. Failure to comply with the previous condition may result in enforcement actions, including but not limited to code citations, reduction of operating hours, or revocation of rooftop amenity privileges.

**BOARD DECISION:**

Approved with the following conditions:

1. One additional interior noise monitoring device placed in a location at the discretion of the Parking and Code Compliance Director, such as within the covered rooftop amenity area.
2. Failure to comply with the previous condition may result in enforcement actions, including but not limited to code citations, reduction of operating hours, or revocation of rooftop amenity privileges.

- 2. FILE NO.:** 24-DPV-03  
**APPLICANT:** Bluevis LLC.  
**LOCATION:** 600 Knights Road  
**REQUEST:** Design and Site Plan for an approximately 22,000 square-foot outdoor paddle ball facility and alterations of an existing accessory building; and a Variance to Section 9.5.C. of the ZLDR to reduce the landscaping requirements in the C-4 Commercial District.

**STAFF RECOMMENDATION:**

Variance: Approval

Design: Approval if the Variance is granted.

Site Plan: Approval if the Variance and Design are granted, with the following conditions:

1. Prior to the issuance of a building permit, the applicant shall coordinate with Planning staff to design and incorporate a monument sign at the site entrance that enhances the visual quality of the vehicular access area and integrates with the overall landscape design. Final sign placement and design shall be reviewed and approved by the Planning and Urban Design Division.
2. The applicant shall revise the site plan to include additional bicycle parking. Final quantity, location, and design of bicycle parking facilities shall be coordinated with and approved by the Planning and Urban Design Division prior to building permit submittal.

**BOARD DECISION:**

Variance: Approved

Design: Approved

Site Plan: Approved, with Staff's conditions

- 3. FILE NO.:** 23-DP-97  
**APPLICANT:** MEC INVESTMENTS INC  
**LOCATION:** 1938-1942 Taylor Street  
**REQUEST:** Design and Site Plan for a 4-story multifamily development of 18 units, located in the ND-3 Zoning District within the Regional Activity Center.

**STAFF RECOMMENDATION:**

Design: Approval.

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

1. The applicant shall work with staff to ensure the second-floor balconies on the east side of the building shall be setback appropriately.

**BOARD DECISION:**

Design: Approved

Site Plan: Approved, with Staff's condition

- 4. FILE NO.:** 24-DP-68  
**APPLICANT:** Mike Kaplun  
**LOCATION:** 2242-2246 Monroe Street  
**REQUEST:** Design and Site Plan for a four-story residential development consisting of 27 units in the DH-2 zoning district within the Regional Activity Center (RAC).

**STAFF RECOMMENDATION:**

Design: Approval

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

1. The applicant shall continue working with staff and relevant external agencies to resolve Broward County and the City's Engineering Division platting comments.
2. Obtain a Right-of-Way (ROW) permit for all utility work within the City's rights-of-way.

**BOARD DECISION:**

Design: Approved

Site Plan: Approved, with staff conditions

- 5. FILE NO.:** 23-DPV-50  
**APPLICANT:** 1840 Mayo Street LLC.  
**LOCATION:** 1834-1840 Mayo Steet  
**REQUEST:** Design and Site Plan for a six-story residential development consisting of 49 residential units; and a Variance to Section 5.5.F.1. of the ZLDR to permit a height increase of 66 feet whereas 55 feet is the maximum in the FH-2 zoning district within the Regional Activity Center (RAC).

**STAFF RECOMMENDATION:**

Board to make the determination, with the following conditions:

Variance: Approval

Design: Approval is the Variance is approved.

Site Plan: Approval, if the Variance and Design are approved, with the following conditions:

1. A Unity of Title for both lots, 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) and/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:**

Variance:      Approved

Design:         Approved

Site Plan:      Approved, with Staff's conditions

6. **FILE NO.:**       23-DP-45  
**APPLICANT:**     DTD 190 LLC.  
**LOCATION:**       2231 Fillmore & 2224 Pierce Street  
**REQUEST:**       Design and Site Plan for a four-story residential development consisting of 62 units in the DH-2 zoning district within the Regional Activity Center (RAC).

**STAFF RECOMMENDATION:**

Design:         Approval

Site Plan:      Approval if the Design is approved

**BOARD DECISION:**

Design:         Approved

Site Plan:      Approved

7. **FILE NO.:**       23-DP-09  
**APPLICANT:**     1735-1739 Jackson Street LLC  
**LOCATION:**       1735-1739 Jackson Street  
**REQUEST:**       Design and Site Plan for an 8-story multifamily development of 70 units, located in the FH-2 Zoning District within the Regional Activity Center.

**STAFF RECOMMENDATION:**

Design:         Approval

Site Plan: Approval if the design is granted with the following conditions:

1. The applicant shall work with staff to improve the building's design and ensure that the building's entrance is clear for pedestrians' view, the architectural plans should be consistent with the proposed renderings, and the exterior materials should be reviewed to ensure a cohesive and contextually appropriate design.
2. A Unity of Title must be in a form acceptable to the City Attorney, prior to the issuance of any building permits, and the Unity of Title shall be recorded in the Public Records of Broward County immediately upon approval by the City Attorney.

**BOARD DECISION:**

Design: Approved

Site Plan: Approved, with Staff's conditions

- 8. FILE NO.:** 24-DP-24  
**APPLICANT:** Grace Harrison  
**LOCATION:** 6013 Rodman Street  
**REQUEST:** Design and Site Plan for a new 2,040 SF warehouse, located in the S-MU Zoning District within the Transit Oriented Corridor..

**STAFF RECOMMENDATION:**

Variance: Approval – Increase the curb cut width from 15 feet to 22 feet wide ( § 155.08(D))

Design: Approval, if Variance is granted

Site Plan: Approval if Variance and Design is granted

**BOARD DECISION:**

Motion to defer to the September board meeting with condition the Applicant work with Staff to improve front façade design.

- 9. FILE NO.:** 25-T-45  
**APPLICANT:** City of Hollywood  
**LOCATION:** City-wide  
**REQUEST:** Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to amend the Definitions, Regulations, and Permitted Accessory Uses related to the keeping of domestic chickens on residential properties.

**STAFF RECOMMENDATION:**

Staff recommends Approval of the Text Amendment to the City Commission.

**BOARD DECISION:**

Recommend that the City Commission deny the proposed text amendment.

**10. 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 (25) Residential (MHRES) to Regional Activity Center (Diplomat Activity Center) designation.

**STAFF RECOMMENDATION:**

Staff recommend the Planning and Development Board, acting as the Local Planning Agency, forward this petition to the City Commission with a recommendation of approval with the following condition:

1. Applicant to confirm with Broward County a hurricane evacuation analysis is not required for hotels. This condition to be confirmed before City Commission submittal.

**BOARD DECISION:**

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

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