

**CITY OF HOLLYWOOD, FLORIDA
MEMORANDUM
DEPARTMENT OF DEVELOPMENT SERVICES
PLANNING AND URBAN DESIGN DIVISION**

DATE: November 14, 2023, **MEMO NO:** P-23-23

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Tasheema Lewis, Associate Planner

SUBJECT: 2302-2306 Pierce Street LLC requests an extension of previously approved Design and Site Plan request (20-DP-20), for a 28-unit residential development (Parkview Apartments).

EXPLANATION:

On September 21, 2021, the Planning and Development Board ("Board") granted approval of Design and Site Plan request for a 28-unit residential development (Parkview Apartments). Pursuant to Section 5.3(l)(6)(b) of the City's Zoning and Land Development Regulations, entitled "Building Permit Applications," an Applicant may request the Board considers an extension of Board approval not to exceed 24 months.

The Applicant attributes the delay of building permit application submittal due to change of ownership and the significant rental market changes resulting from the COVID-19 pandemic. In addition, the new ownership has interest in possibly making minor modifications to the façade and unit floor plans. An extension will be needed to formalize the final changes through the appropriate channels.

Staff recommends approval of the requested extension to provide the Applicant additional time to obtain the desired changes and obtain the required building permits.

RECOMMENDATION:

Approval.

ATTACHMENTS:

ATTACHMENT A: Initial Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Staff Report (20-DP-20)
ATTACHMENT D: Resolution No. 20-DP-20