



DATE: February 12, 2025

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services 

FROM: Anand Balram 
Planning Manager

SUBJECT: Notice of Decisions Relating to the February 11, 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 **February 28, 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 **February 28, 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 # 1-5 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-V-93
APPLICANT: Joseph Siano on behalf of Denise Hernandez
LOCATION: 7591 Pierce Street
REQUEST: Variance for a reduced rear yard setback for an addition to a single-family residence in the RS-6 zoning district.

STAFF RECOMMENDATION:

Variance: Approval

BOARD DECISION:

Variance: Approved

- 2. FILE NO.:** 23-DP-12
APPLICANT: 2750 Van Buren LLC.
LOCATION: 2718-2750 Van Buren Street
REQUEST: Design and Site Plan for a 151-unit residential development in the MC-1 zoning district within the Regional Activity Center.

STAFF RECOMMENDATION:

Design: Approval

Site Plan: Approval with the following conditions:

1. A Unity of Title 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, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. Prior to the issuance of a building permit, the Applicant will establish a Sewer Utilities Agreement with respect to necessary wastewater infrastructure required to support concurrency of this development, to the satisfaction of the Director of Public Utilities.
3. Landscape screening for the loading areas on the corner of Van Buren Street and N. 28th Avenue.

BOARD DECISION:

Design: Approved

Site Plan: Approved, with Staff's conditions

- 3. FILE NO.:** 24-DP-31a
APPLICANT: Oakwood Plaza LP & Oakwood Business Center LP/ Brandon Reynolds.
LOCATION: 2800 Oakwood Boulevard
REQUEST: Site Plan review for a commercial building of approximately 120,000 sq. ft. and associated parking areas in a Planned Development (PD) Zoning District within the Oakwood Activity Center.

STAFF RECOMMENDATION:

Design: To forward a recommendation of Approval, if the Site Plan and associated conditions are granted.

Site Plan: To forward a recommendation of Approval with the following conditions:

1. Pursuant to Section 4.15(E) The City shall be allowed access on privately owned roads, easements and common open space to ensure the 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.
2. Prior to Certificate of Occupancy, 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.
3. Prior to building permit submittal, Master Developer approval is required.
4. Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.

BOARD DECISION:

Design: To forward a recommendation of Approval, if the Site Plan and associated conditions are granted.

Site Plan: To forward a recommendation of Approval with the following conditions:

1. Prior to City Commission consideration, the applicant shall investigate the feasibility of an alternate site configuration and provide the commission with a development option that locates the field adjacent to the stormwater pond and the building in a manner that lines I-95 freeway and parking area.
2. The applicant continues to work with City staff prior to the approval of any building permit with regards to improving the architectural treatment of the north and west building facades.
3. Pursuant to Section 4.15(E) The City shall be allowed access on privately owned roads, easements and common open space to ensure the 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.
4. Prior to Certificate of Occupancy, 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.
5. Prior to building permit submittal, Master Developer approval is required.
6. Any permit, building or similar, submitted by a third-party applicant requires approval in writing by the PD Master Developer prior to submittal to the City of Hollywood.

- 4. FILE NO.:** 23-ZJ-86
APPLICANT: Park Road Development, LLC.
LOCATION: Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive.
REQUEST: Recommend approval of an Ordinance of The City of Hollywood, Florida, changing the zoning designation of the property generally located at 1600 South Park Road, to Planned Development (PD) district; approving the Planned Development Master Plan for the subject property; and amending the City's Zoning Map to reflect the change in zoning designation.

STAFF RECOMMENDATION:

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

1. Prior to the issuance of Building Permits, the applicant shall submit a Covenant in lieu of a Unity of Title, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a plan of development as reflected on the companion Site Plan requests. The Covenant shall be recorded in the Broward County Public Records by the City of Hollywood before the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. 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.
3. Prior to the rezoning becoming effective, Land Use Plan Amendment 23-L-86 shall be recertified by the Broward County Planning Council.

Master Plan: That the Planning and Development Board forward a recommendation of approval to the City Commission with the following conditions:

1. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), 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)3 of the City of Hollywood's Zoning and Land Development Regulations.
2. If there are major modifications to the site plans submitted as a companion to this request (23-JDP-86a&b), the Applicant shall submit documentation demonstrating the modification's compliance with all requirements of Section 4.15 of the City of Hollywood Zoning and Land Development Regulations and the adopted Master Plan Development Guidelines.
3. Refinement of language in Section 6.1 of the Development Guidelines to clarify the permissibility of drive through uses.

BOARD DECISION:

Rezoning: To forward a recommendation of approval to the City Commission with Staff's conditions.

Master Plan: To forward a recommendation of approval to the City Commission with Staff's conditions.

- 5. FILE NO.:** 23-DP-86a & 23-DP-86b
APPLICANT: Park Road Development, LLC.
LOCATION: Generally located at 1600 S. Park Road and including properties and adjacent rights-of-way within the northwest area generally located north of Pembroke Road, west South Park Road, and south of Hillcrest Drive.
REQUEST: Recommend approval of Design and Site Plan requests for a mixed-use development including approximately: 8,900 sq. ft. of restaurant and commercial uses; 16,800 sq. ft. of office uses; 620 multifamily residential units; and associated parking and storm water management areas as part of a Rezoning process for a future Planned Development (PD) Zoning District.

STAFF RECOMMENDATION:

Design – Residential: To forward a recommendation of Approval, if the Site Plan and associated conditions are granted.

Site Plan – Residential: To forward a recommendation of Approval with conditions (see below):

Design – Commercial: To forward a recommendation of Approval, if the Site Plan and associated conditions are granted.

Site Plan – Commercial: To forward a recommendation of Approval with the following conditions:

1. The applicant shall work with Staff with regards to: the locating of four (4) gateway features; the location of monumentation or Public Art; and location of programable open spaces to the satisfaction of the Director of Development Services, prior to applying for a Building Permit.
2. The applicant shall continue working with staff and relevant outside agencies to address Broward County and the City's Engineering Division platting comments.

BOARD DECISION:

Design – Residential: To forward a recommendation of approval to the City Commission.

Site Plan – Residential: To forward a recommendation of approval to the City Commission with Staff's conditions.

Design – Commercial: To forward a recommendation of approval to the City Commission.

Site Plan – Commercial: To forward a recommendation of approval to the City Commission with Staff's conditions.

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