

DATE: December 13, 2023

TO: George Keller, Jr. CPPT
City Manager

FROM: Andria Wingett
Director of Development Services

SUBJECT: Notice of Decisions Relating to the Tuesday, December 12, 2023, **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](#).

Said request should be filed with the City Clerk's Office, with a copy To forward to the Division of Planning & Urban Design of the Development Services Department by **December 29, 2023**.

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 **December 29, 2023**, would not be consistent with the Code and could 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. Items # 2-4 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 20-DP-20a
APPLICANT: Evia Properties LLC
LOCATION: 2302-2306 Pierce Street
REQUEST: Extension Request of the Design and Site Plan Review for a 28-unit residential development.

STAFF RECOMMENDATION:

Extension: Approval

BOARD DECISION:

Extension: Approved

- 2. FILE NO.:** 20-DV-29a
APPLICANT: 5300 State RD 7 Holdings LLLP
LOCATION: 5300 South State Road 7
REQUEST: Variance to increase the maximum height requirement and Design alterations of the previously approved elevations

STAFF RECOMMENDATION:

Variance: Approval
Design: Approval, if Variance is approved

BOARD DECISION:

Variance: Approved
Design: Approved

- 3. FILE NO.:** 22-DPJPD-62
APPLICANT: 1817 Taylor St Development, LLC
LOCATION: 410 N. Federal Highway
REQUEST: Recommend approval of Design and Site Plan Review for a 22-story mixed-use building, amending the Master Development Plan (PD) Ordinance O-2006-32 including but not limited to Height, Setbacks, and an Increase to Density and Non-Residential uses. (Star Tower).

STAFF RECOMMENDATION:

Master Development Plan Amendment: To forward a recommendation for approval to the City Commission
Design: To forward a recommendation for approval to the City Commission, if PD amendment is granted
Site Plan: To forward a recommendation for approval to the City Commission, if PD amendment and Design are granted, with the condition that the Site Plan be revised to utilize the

rear alley more optimally to the satisfaction of the City and CRA, prior to City Commission.

BOARD DECISION:

Master Development Plan Amendment: To forward a recommendation of approval to the City Commission
Design: To forward a recommendation of approval to the City Commission
Site Plan: To forward a recommendation of approval to the City Commission with the condition

- 4. FILE NO.:** 23-JDPWZ-58
APPLICANT: Federation Plaza LP and Federation Plaza Preservation LP% Related Companies
LOCATION: 3081 Taft Street
REQUEST: Change of Zoning Designation from High Multiple Family District (RM-25) to Planned Development (PD), Recommendation to approve the Master Development Plan, Waiver, Design and Site Plan for an existing 109,973-square foot mixed use development (Federation Plaza)

STAFF RECOMMENDATION:

Waiver: To forward a recommendation for approval to the City Commission
Rezoning: To forward a recommendation for approval to the City Commission, if Waiver is granted with the condition that 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: To forward a recommendation for approval to the City Commission, if Waiver and Rezoning are granted
Site Plan: To forward a recommendation for approval to the City Commission, if Waiver, Rezoning and Master Development Plan are granted

BOARD DECISION:

Waiver: To forward a recommendation of approval to the City Commission
Rezoning: To forward a recommendation of approval to the City Commission with the condition
Master Development Plan: To forward a recommendation of approval to the City Commission
Site Plan: To forward a recommendation of approval to the City Commission

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