

Department of Development Services
Division of Planning and Urban Design



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DATE: November 11, 2025

TO: George Keller, Jr. CPPT
City Manager

DS
AK

VIA: Andria Wingett
Director of Development Services

DS
AB

FROM: Anand Balram
Assistant Director / Chief Planner

SUBJECT: Notice of Decisions Relating to the Monday, November 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 **November 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 **November 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.

2600 Hollywood Boulevard
P.O. Box 229045
Hollywood, Florida
33022-9045
hollywoodfl.org

The following summarizes actions taken by the Board. Item # 1-4 below are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-V-61
APPLICANT: Knight Law PA on behalf of Avidan Frommer
LOCATION: 5441 Estate Oak Circle
REQUEST: Variance request to seek relief from Section 4.1(C) of the City of Hollywood's Zoning and Land Development Regulations to reduce the front yard setback from twenty-five (25) feet to ten (10) feet in a Single Family District (RS-8) for the property located at 5441 Estate Oak Circle.

STAFF RECOMMENDATION:

Variance: To be determined by the Board

BOARD DECISION:

Variance: Approved with Borad condition that an HOA Letter be provided prior to the submission of building permits

- 2. FILE NO.:** 25-FV-24
APPLICANT: Robert L. Ordway Living Trust and Robert Ordway L. Trustee
LOCATION: 300 Arizona Street
REQUEST: Variance to the Zoning and Land Development Regulations including Section 4.6.C(b)(5) to reduce the required parking spaces; Variance to Section 4.22.I.2. to reduce the required landscape buffer for at-grade parking; and Variance to Section 4.23.B.6. to reduce the required walkway setback to the property line; and a request for one (1) Flexibility Unit within the Beach Resort Commercial District (BRT-25-C).

STAFF RECOMMENDATION:

Variance #1: Variance to Section 4.6.C(b)(5) of the ZLDR to reduce the required parking spaces from five to two parking spaces.

Variance #2: Variance to Section 4.22.(I)(2) reduce the required landscape buffer for at-grade parking from 10'-0" to 5'-0".

Variance #3: Variance to Section 4.23.B.6 to reduce the required walkway setback from 3'-0" to 0'.

Residential Flex Unit: PDB Acting as the Local Planning Agency, forward a recommendation of approval.

BOARD DECISION:

Variance #1: Approved

Variance #2: Approved

Variance #3: Approved

Residential Flex Unit: Approved

- 3. FILE NO.:** 23-DPV-72
APPLICANT: Great Partners Investment LLC
LOCATION: 2032 Jefferson Street
REQUEST: Design and Site Plan for a 7-story residential development consisting of 29 residential units; and a Variance to Section 4.23 of the Zoning and Land Development Regulations to permit an encroachment in the required setback from the side lot line for a property in the DH-3 zoning district within the Regional Activity Center.

STAFF RECOMMENDATION:

- Variance: To be determined by the Board
Design: Approval, if Variance is granted
Site Plan: Approval, if the Variance and Design are granted

BOARD DECISION:

- Variance: Approved
Design: Approved
Site Plan: Approved

- 4. FILE NO.:** 25-PV-64
APPLICANT: Elevation Properties LLC.
LOCATION: 3880 S. Circle Drive
REQUEST:

STAFF RECOMMENDATION:

- Variance #1: Reduce the required parking spaces from 177 required to 69 parking spaces provided, pursuant to Section 7.2
Variance #2: Reduce the required minimum unit size for multifamily buildings from 500 square feet to 385 square feet, pursuant to Section 4.2(B)
Variance #3: Reduce the required minimum average unit size from 750 square feet to 482 square feet, pursuant to Section 4.2(B)
Variance #4: Eliminate the required landscaper buffer for at-grade parking on South Rainbow Drive from 10' to 0', pursuant to Section 4.22(I)
Variance #5: Eliminate the required landscaper buffer for at-grade parking on South Crescent Drive from 10' to 0', pursuant to Section 4.22(I)
Variance #6: Permit head-in and back-out parking on South Rainbow Drive, pursuant to Section 7.1(C).

Variance #7: Permit head-in and back-out parking on South Crescent Drive, pursuant to Section 7.1(C).

Variance 8: Increase the allowable curb cut of 30 feet to 117 feet on South Rainbow Drive, pursuant to Section 155.08(E)

Variance 9: Increase the allowable curb cut of 30 feet to 202 feet on South Crescent Drive, pursuant to Section 155.08(E)

Site Plan: Modification to the parking configuration and circulation with the addition of 23 parking spaces

Affordable Housing Bonus: Application of 10 Affordable Units Bonus Density pursuant to Broward County Policy 2.16.3, with conditions:

1. The number of bonus units applied shall be twelve (12), consistent with the density analysis outlined in this report.
2. Prior to submission for permitting, a recorded 30-year affordable housing covenant with Broward County Records must be provided to ensure the affordability of all bonus units is maintained for affordable income groups as required by the Broward County Code.

BOARD DECISION:

Variance #1: Approved

Variance #2: Approved

Variance #3: Approved

Variance #4: Approved

Variance #5: Approved

Variance #6: Approved

Variance #7: Approved

Variance #8: Approved

Variance #9: Approved

Site Plan: Approved, with the condition to satisfy City Engineering Comments prior to issuance of Building permit

Affordable Housing Bonus: Approve with staff conditions.

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