

DATE: August 13, 2025

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services

FROM: Anand Balram
Assistant Director / Chief Planner

SUBJECT: Notice of Decisions Relating to the Tuesday, August 12, 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 **August 29, 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 **August 29, 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 # 1-7 below are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-DP-24
APPLICANT: Grace Harrison
LOCATION: 6013 Rodman Street
REQUEST: Design, Site Plan, and a Variance request of Article 155.08 (D) to increase the curb cut allowance and to permit a new 2,040 SF warehouse located in the S-MU Zoning District within the Transit Oriented Corridor.

STAFF RECOMMENDATION:

Variance: Approval
Design: Approval, if Variance is granted
Site Plan: Approval if Variance and Design is granted

BOARD DECISION:

Variance: Approved
Design: Approved, with the condition that the elevations are updated to reflect the renders provided
Site Plan: Approved

- 2. FILE NO.:** 25-SV-57
APPLICANT: Westover Hollywood LLC. c/o Animesh Ravani
LOCATION: 6190 Hollywood Boulevard
REQUEST: Special Exception to reinstate a legal non-conforming use pursuant to Section 3.12.A; and a Variance to Section 7.6 of the Zoning and Land Development Regulations to reduce the required stacking parking spaces for a drive-thru use in the South Mixed-Use (SM-U) (Take 5).

STAFF RECOMMENDATION:

Variance: Approval
Special Exception: Approval if the Variance is granted

BOARD DECISION:

Variance: Approved
Special Exception: Approved

- 3. FILE NO.:** 25-SV-56
APPLICANT: ST 5440 S SR7 LLC.
LOCATION: 5440 South State Road 7
REQUEST: Special Exception to enable the structural modification to a legal non-conforming building pursuant to Section 3.12; and a Variance to Section 5.3.F of the Zoning and Land Development Regulations, with regards to off-site parking requirements in the North Mixed-Use District (NM-U).

STAFF RECOMMENDATION:

Variance: Approval

Special Exception: Approval if the Variance is granted with the following conditions:

1. The Applicant shall address any pending comments at time of building permit.
2. Prior to issuance of a Certificate of Occupancy, the Applicant shall install a visible signage on the subject property directing employees and visitors to the designated off-site parking at the Lucky Street Garage, located at 1 Seminole Way.

BOARD DECISION:

Variance: Approved

Special Exception: Approved, with the following conditions:

1. The Applicant shall address any pending comments at time of building permit.
2. Prior to issuance of a Temporary Certificate of Occupancy, the Applicant shall install a visible signage on the subject property directing employees and visitors to the designated off-site parking at the Lucky Street Garage, located at 1 Seminole Way.
3. That a parking lease agreement be executed.

- 4. FILE NO.:** 24-DPV-01
APPLICANT: OB House LLC.
LOCATION: 5701 Pembroke Road
REQUEST: Design and Site Plan for an approximately 5,000 square-foot commercial building; and a Variance to Section 155.08 of the Code of Ordinances to reduce the curb cut requirement in the C-3 Commercial District.

STAFF RECOMMENDATION:

Variance: Approval

Design: Approval is the Variance is granted

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

1. A Unity of Title for all 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).

BOARD DECISION:

Variance: Approved

Design: Approved

Site Plan: Approved, with staff condition

- 5. FILE NO.:** 23-DP-26
APPLICANT: AVIA & SAM LLC
LOCATION: 2420-2430 Lincoln Street
REQUEST: Design and Site Plan for an 8-unit residential development located in the RM-18 Zoning District.

STAFF RECOMMENDATION:

Variance: Approval

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

1. The applicant shall work with the Division of Planning and Urban Design to improve design by:
 - a. Refining the building's design on the front façade facing Lincoln Street so that the PVC panels are aligned more cohesively.
 - b. Revise the proposed design and site plan to reflect pedestrian pathways and improve the landscape to enhance the public realm while ensuring the design is consistent with the proposed landscape plan.

BOARD DECISION:

Variance: Approved

Site Plan: Approved, with Staff's conditions

- 6. FILE NO.:** 24-DP-27
APPLICANT: Plunkett Apt LLC
LOCATION: 2011 Plunkett Street
REQUEST: Design and Site Plan review for a 16-unit residential development located in the PS-1 zoning district within the Regional Activity Center.

STAFF RECOMMENDATION:

Design: Approval

Site Plan: Approval if the Design is granted

BOARD DECISION:

Design: Approved

Site Plan: Approved with staff conditions

- 7. FILE NO.:** 24-ZJDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Dr
REQUEST: Recommend approval of Design, Site Plan, and an amendment to the Hillcrest Planned Unit Development (Ordinance 0-76-25) to permit an 8-story multifamily development with 110 units in the PUD-R zoning District (Hillcrest).

STAFF RECOMMENDATION:

PUD Amendment: Approval if design and site plan are granted

Design: Approval if PUD Amendment and site plan are granted

Site Plan: Approval if the design and PUD Amendment are granted with the following conditions:

- a. 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.
- b. Provide a shared parking agreement that clearly defines the terms between Championship Academy Charter School and the Hillcrest Village multifamily development.

BOARD DECISION:

PUD Amendment : Approved

Design: Approved with the condition that the applicant works with staff to simplify the architectural details and patterns of the building's design, the design must look more harmonious to the neighborhood, and buildings shall be proportionate in scale and massing.

Site Plan: Approved 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