

Department of Development Services
Division of Planning and Urban Design



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DATE: June 10, 2026

TO: Raelin Storey
City Manager

VIA: Andria Wingett
Director of Development Services

FROM: Cameron Palmer
Assistant Director/Chief Planner

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Initial
CP

SUBJECT: Notice of Decisions Relating to Tuesday, June 09, 2026, 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 **June 26, 2026**.

Please note that 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 **June 26, 2026**, 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.

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Hollywood, Florida
33022-9045

hollywoodfl.org

The following summarizes actions taken by the Board. Items #1-5 below are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 26-V-35
APPLICANT: Trevor Paul Munnial
LOCATION: 315 South 56th Terrace
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 combined side yard setback from eighteen (18) feet and nine (9) inches to fifteen (15) feet, in a Single-Family District (RS-5) for the property located at 315 S 56th Ter.

STAFF RECOMMENDATION:

Variance: Approval.

BOARD DECISION:

Variance: No Action.

- 2. FILE NO.:** 23-DPV-34
APPLICANT: Super Seven LLC
LOCATION: 2351 Thomas Street
REQUEST: Design and Site Plan request for a three (3) story 7-unit townhouse development of approximately 19,596 square feet in the DH-1 Zoning District within the Regional Activity Center (RAC).

STAFF RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted with Staff conditions.

BOARD DECISION:

Design: Approved.

Site Plan: Approved with Staff conditions.

- 3. FILE NO.:** 26-V-27
APPLICANT: Brook & Son LLC
LOCATION: 1980 Grant Street
REQUEST: Variance request pursuant to Article 4.6(B)(c)(c)(1)(a) and Article 7, Section 7.2 to reduce the minimum parking requirements for commercial and warehouse uses, respectively, from 12 spaces to 1 space in the ND-1 zoning district within the Regional Activity Center.

STAFF RECOMMENDATION:

- Variance: To be determined by the board.
Should the Board move to approve variance request, Staff recommends the following condition:
1. The applicant shall work with the City's Engineering, Transportation, and Mobility Division at the time of permitting to address the existing parking configuration.

BOARD DECISION:

- Variance: Approved with Staff condition and additional condition:
1. Variance applies solely to this business and does not transfer to any future business or use.

- 4. FILE NO.:** 25-Z-13a
APPLICANT: BSD 23 DEVELOPMENT LLC
LOCATION: 2910 Polk Street
REQUEST: Rezoning of 0.94 acres from Transitional Core Zoning District (TC-1) to Retail Core Zoning District (RC-1) for the properties generally located at 2910 Polk Street within the Regional Activity Center (RAC).

STAFF RECOMMENDATION:

- Rezoning: Approval, forward a recommendation to the City Commission.

BOARD DECISION:

- Rezoning: Approved.

- 5. FILE NO.:** 25-DPV-13

APPLICANT: BSD 23 DEVELOPMENT LLC
LOCATION: 2910 Polk Street
REQUEST: Design and Site Plan for a 6-story, +/- 92,000 square foot office building with an attached 70 foot parking garage, and a Variance request pursuant to Article 4.6(B) to reduce the front setback requirement from 10 feet to 5 feet in the RC-1 Zoning District within the Regional Activity Center (RAC).

STAFF RECOMMENDATION:

Variance: To be determined by the Planning and Development Board.
Design: Approval, if the Variance is granted.
Site Plan: To be determined by the Planning and Development Board, if the Variances and Design are granted, should the Board move to approve the request, staff recommends the conditions and safeguards outlined in Attachment D "Conditions of Approval".

BOARD DECISION:

Variance: Approved.
Design: Approved.
Site Plan: Approved with Staff conditions.

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