

DATE: May 21, 2025

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services

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FROM: Anand Balram
Planning Manager

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SUBJECT: Notice of Decisions Relating to the Tuesday, May 20, 2025, **Special 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 6, 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 **June 6, 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 are considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 24-F-80a
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Request for 6 Flex Units, companion to a Planned Unit Development (PUD) Amendment request, to permit 120 affordable units located in the PUD-R Zoning District through the bonus provisions of BrowardNext Policy 2.16.3 (Hillcrest).

STAFF RECOMMENDATION:

To continue this item to the Planning and Board Meeting date and time certain.

BOARD DECISION:

To continue this item to a future Planning and Development Board Meeting date and time uncertain.

- 2. FILE NO.:** 24-JDP-80
APPLICANT: Harwin-Tobin 1101 LLC
LOCATION: 1101 Hillcrest Drive
REQUEST: Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 110 affordable units, companion to a request for Flex units in the PUD-R zoning District (Hillcrest).

STAFF RECOMMENDATION:

To continue this item to the Planning and Board Meeting date and time certain.

BOARD DECISION:

To continue this item to a future Planning and Development Board Meeting date and time uncertain.

- 3. FILE NO.:** 24-DP-38
APPLICANT: South Broward Hospital District
LOCATION: 3501 Johnson Street
REQUEST: Design and Site Plan Request for an 8-story tower expansion with associated pick up/drop off facilities within the Hospital Zoning District.

STAFF RECOMMENDATION:

Design: Approved.

Site Plan: Approval, with the following conditions:

1. Prior to the issuance of a Building Permit, the applicant shall demonstrate, to the satisfaction of the Division of Public Utilities, that the existing FPL Easement has been vacated to accommodate the site's proposed drainage configuration
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall coordinate with the City's Engineering, Transportation, and Mobility Division to implement the traffic-related improvements recommended by the City's traffic engineering consultant, Traf Tech, Inc., as outlined in the attached document dated May 5, 2025.

BOARD DECISION:

Design: Approved.

Site Plan: Approval, with staff conditions:

1. Prior to the issuance of a Building Permit, the applicant shall demonstrate, to the satisfaction of the Division of Public Utilities, that the existing FPL Easement has been vacated to accommodate the site's proposed drainage configuration
2. Prior to the issuance of a Certificate of Occupancy, the applicant shall coordinate with the City's Engineering, Transportation, and Mobility Division to implement the traffic-related improvements recommended by the City's traffic engineering consultant, Traf Tech, Inc., as outlined in the attached document dated May 5, 2025.

- 4. FILE NO.:** 19-DP-57a
APPLICANT: Calta Group Hollywood LLC
LOCATION: 2233 Hollywood Boulevard (2215 - 2239 Hollywood Boulevard)
REQUEST: Design review for a modification to the screening for a parking structure as part of a previously approved mixed-use development including 180 residential units and approximately 9,600 square feet of commercial space (Hollywood Mixed Use Apartments).

STAFF RECOMMENDATION:

Design: Approved.

BOARD DECISION:

Design: Approved.

- 5. FILE NO.:** 25-V-41
APPLICANT: Rafael Mordukhaev
LOCATION: 312 Bougainvilla Terrace
REQUEST: Variance requests pursuant to Article 4, Section 4.23 to modify setback, material, and dimension requirements for an accessory structure to permit an existing car port for a single-family home in the RM-25-SCB Zoning District.

STAFF RECOMMENDATION:

Variance: To be determined by the Planning and Development Board.

BOARD DECISION:

Variance 1: Setbacks	Approved
Variance 2: Maximum Dimensions	Approved
Variance 3: Material Requirements	Approved

6. **FILE NO.:** 25-T-32
APPLICANT: City of Hollywood
LOCATION: Citywide
REQUEST: Text Amendment to Articles 2, 4 and 5 of the Zoning and Land Development Regulations with regards to the administrative review process pertaining to fence standards within the City of Hollywood.

STAFF RECOMMENDATION:

To withdraw this item from the Planning and Board Meeting

BOARD DECISION:

Approved withdrawal of this item from the Planning and Board Meeting.

7. **FILE NO.:** 25-T-38
APPLICANT: City of Hollywood
LOCATION: City wide
REQUEST: Request of the City of Hollywood to allocate 1,000 flexibility units to the Regional Activity Center and authorization for units to be reallocated to the City's total flexibility pool after additional units are allocated through a text amendment to the City's Comprehensive Plan.

STAFF RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission.

BOARD DECISION:

Recommend approval for the request to be considered by City Commission.

8. **FILE NO.:** 25-L-50
APPLICANT: City of Hollywood
LOCATION: Regional Activity Center (RAC)
REQUEST: Request of the City of Hollywood to amend the text of the Future Land Use Element of the City of Hollywood Comprehensive Plan to add additional 8,000 mid-rise and high-rise residential units within the City's Regional Activity Center (RAC); providing for conflict; providing for an effective date.

STAFF RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward **a recommendation of approval** to the City Commission, with the following condition:

1. That all outstanding correspondence required for the Land Use Text Amendment Application, be submitted and included in the final package prior to the first reading by the City Commission.

BOARD DECISION:

Recommend approval for the request to be considered by City Commission, with staff condition:

1. That all outstanding correspondence required for the Land Use Text Amendment Application, be submitted and included in the final package prior to the first reading by the City Commission.

9. **FILE NO.:** 25-L-39
APPLICANT: City of Hollywood
LOCATION: Transit Oriented Corridor (TOC)
REQUEST: Request of the City of Hollywood amend the text of the Future Land Use Element of the City of Hollywood Comprehensive Plan to add additional 4,379 mid-rise and high-rise residential units within the City's Transit Oriented Corridor (TOC)/ State Road 7 Activity Center.

STAFF RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward **a recommendation of approval** to the City Commission, with the following condition:

1. That all outstanding correspondence required for the Land Use Text Amendment Application, be submitted and included in the final package prior to the first reading by the City Commission.

BOARD DECISION:

Recommend approval for the request to be considered by City Commission, with staff condition:

1. That all outstanding correspondence required for the Land Use Text Amendment Application, be submitted and included in the final package prior to the first reading by the City Commission.

10. **FILE NO.:** 25-T-37
APPLICANT: City of Hollywood
LOCATION: City wide
REQUEST: Text Amendment to Article 4 of the Zoning and Land Development Regulations establishing Section 4.25 titled "Affordable Housing Bonus Density Overlay (AHBDO)", relating to bonus density for affordable housing developments.

STAFF RECOMMENDATION:

The Planning and Development Board, acting as the Local Planning Agency, forward a recommendation of approval to the City Commission.

BOARD DECISION:

Recommend approval for the request to be considered by City Commission, with the following conditions:

1. That all outstanding correspondence required for the Land Use Text Amendment Application, be submitted and included in the final package prior to the first reading by the City Commission.
2. Staff shall consider incorporating provisions that require developers to fund and install pedestrian crosswalks and, where applicable, improve public transportation stops and shelters.
3. Staff shall explore opportunities to encourage or require the integration of terrace-level public spaces in appropriate development contexts. This includes reviewing the success and performance of such spaces in comparable jurisdictions and identifying strategies for activation, public accessibility, and design integration.

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