

Department of Development Services  
Division of Planning and Urban Design



tel: 954.921.3471  
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**DATE:** August 5, 2026

**TO:** Raelin Storey  
City Manager

DS  
AW

**VIA:** Andria Wingett  
Director of Development Services

**FROM:** Cameron Palmer  
Assistant Director/Chief Planner

Initial  
CP

**SUBJECT: Notice of Decisions Relating to the Tuesday, August 4, 2026 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 **August 17, 2026**.

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 17, 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.

2600 Hollywood Boulevard  
P.O. Box 229045  
Hollywood, Florida  
33022-9045  
[hollywoodfl.org](http://hollywoodfl.org)

**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.:** 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: Approved

- 2. FILE NO.:** 24-DP-79  
**APPLICANT:** 102SW1ST LLC  
**LOCATION:** 2306 Van Buren Street  
**REQUEST:** Design and Site Plan for a 4-story (45 foot) +/- 35,930 square-foot multi-family residential development with 36 units in the DH-2 Zoning District within the Regional Activity Center (RAC).

**STAFF RECOMMENDATION:**

Design: Approval.

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

1. The Applicant shall commit to providing public art, in accordance with the elevation sheet A.26, for the proposed mural prior to the issuance of the master building permit. Should the Applicant elect not to proceed with the mural or otherwise remove the proposed public art element from the project, the revised building design shall return to the Planning and Development Board for further Design review and approval.

**BOARD DECISION:**

Design: Approved.

Site Plan: Approved, with staff condition:

1. The Applicant shall commit to providing public art, in accordance with the elevation sheet A.26, for the proposed mural prior to the issuance of the master building permit. Should the Applicant elect not to proceed with the mural or otherwise remove the proposed public art element from the project, the revised building design shall return to the Planning and Development Board for further Design review and approval.

**3. FILE NO.:** 25-JVZ-16  
**APPLICANT:** PPG Developments LLC/First Eagle Management LLC  
**LOCATION:** 4100 N Hills Drive (Folios: 514206074780, 514206074790, 514206070990, 514206084880)  
**REQUEST:** RECOMMENDATION FOR THE REZONING OF 166.2 ACRES FROM THE CC (COUNTRY CLUB) ZONING DISTRICT TO THE PD (PLANNED DEVELOPMENT) ZONING DISTRICT FOR THE PROPERTIES GENERALLY LOCATED AT 4100 N HILLS ROAD AND ESTABLISHING THE PLANNED DEVELOPMENT MASTER PLAN FOR THE SUBJECT PROPERTY INCLUDING VARIANCES RELATED TO SECTION 4.15 E. 3. D. REQUIREMENTS FOR BUILDING SETBACKS, AND MODIFICATIONS TO THE PARKING REQUIREMENTS PURSUANT TO SECTION 4.15 E. 6.; AND AMENDING THE CITY'S ZONING MAP TO REFLECT THE CHANGE IN ZONING DESIGNATION (25-JVZ-16).

**STAFF RECOMMENDATION:**

The Planning and Development Board, acting as the Local Planning Agency, forward **a recommendation** to the City Commission for the following, subject to Attachment H, Conditions of Approval:

Rezoning : Approval of the rezoning from Country Club (CC) to Planned Development (PD).

- a. Prior to the issuance of Building Permits, the applicant shall submit a Covenant in lieu of a Unity of Title, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a plan of development as reflected on the companion Site Plan requests. The applicant shall also provide satisfactory legal documentation, certified by the Department, demonstrating unified control of the entire Planned Development District in accordance with Section 4.15 of the ZLDR. The Covenant shall be recorded in the Broward County Public Records by the City of Hollywood before the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
  1. Prior to the issuance of a building permit, the applicant shall submit agreements, covenants, and/or sureties, in a form acceptable to the City, to ensure ongoing compliance and maintenance of private areas. Successors in title shall be bound by these commitments, and any common open space managed by an association or nonprofit shall comply with Florida law.

Variance: Approval of the reduction of the internal and external street building setbacks from to 15', whereas 25' is required to public Right of Ways, if the rezoning is approved.

Master Development Plan Guidelines: Approval of The Club at Emerald Hills PD Plan and Development Guidelines, dated June 9, 2026, if rezoning is granted with the following modifications:

a. Modifications to the parking requirements pursuant to Section 4.15(6), subject to the final parking standard, supporting operational plan, and conditions approved by the City Commission.

**BOARD DECISION:**

Rezoning: Recommend approval for the request to be considered by City Commission for the following, subject to Attachment H, and staff conditions:

Approval of the rezoning from Country Club (CC) to Planned Development (PD).

a. Prior to the issuance of Building Permits, the applicant shall submit a Covenant in lieu of a Unity of Title, in a form acceptable to the City Attorney, which provides for the project to be developed and operated pursuant to a plan of development as reflected on the companion Site Plan requests. The applicant shall also provide satisfactory legal documentation, certified by the Department, demonstrating unified control of the entire Planned Development District in accordance with Section 4.15 of the ZLDR. The Covenant shall be recorded in the Broward County Public Records by the City of Hollywood before the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).

1. Prior to the issuance of a building permit, the applicant shall submit agreements, covenants, and/or sureties, in a form acceptable to the City, to ensure ongoing compliance and maintenance of private areas. Successors in title shall be bound by these commitments, and any common open space managed by an association or nonprofit shall comply with Florida law.

Variance: Recommend approval for the request to be considered by City Commission for the following, subject to Attachment H, and staff conditions:

1. Approval of the reduction of the internal and external street building setbacks from to 15', whereas 25' is required to public Right of Ways, if the rezoning is approved.

Master Development Plan Guidelines: Recommend approval for the request to be considered By City Commission for the following, subject to Attachment H, and staff conditions:

a. Modifications to the parking requirements pursuant to Section 4.15(6), subject to the final parking standard, supporting operational plan, and conditions approved by the City Commission.

- 4. FILE NO.:** 25-DPJ-16  
**APPLICANT:** PPG Developments LLC/First Eagle Management LLC  
**LOCATION:** 4100 N Hills Drive (Folios: 514206074780,514206074790,514206070990, 514206084880)  
**REQUEST:** DESIGN & SITE PLAN REVIEW OF 8 SITES FOR A TOTAL 284 DWELLING UNIT MIXED-USE DEVELOPMENT INCLUDING SINGLE-FAMILY, MULTIFAMILY, AND TOWNHOMES, AS WELL AS A CLUBHOUSE INCLUDING OUTDOOR AND INDOOR SPORTS COURTS, BALLROOM, DINING FACILITIES, AND 40 LODGING UNITS; AND VARIANCES RELATED TO REQUIRED BUILDING SETBACKS FROM INTERNAL AND EXTERNAL STREETS PURSUANT SECTION 4.15 OF THE CITY'S ZONING AND LAND DEVELOPMENT REGULATIONS, WITHIN A NEW PLANNED DEVELOPMENT (PD) ZONING DISTRICT (25-DPJ-16).

**STAFF RECOMMENDATION:**

Design: Recommend approval for the request to be considered by City Commission for the following, Sites A through E, Site G, Site P, subject to conditions:

- a. Final architectural design for the two single-family homes on Site F shall require separate review prior to building permit.

Site Plan: Recommend approval for the request to be considered by City Commission subject to the conditions identified in Attachment I.

**BOARD DECISION:**

Design: Recommend approval for the request to be considered by City Commission for the following, Sites A through E, Site G, Site P, subject to conditions:

- a. Final architectural design for the two single-family homes on Site F shall require separate review prior to building permit.

Site Plan: Recommend approval for the request to be considered by City Commission subject to the conditions identified in Attachment I.

- 5. FILE NO.:** 25-RESO-27  
**APPLICANT:** CITY OF HOLLYWOOD  
**LOCATION:** WASHINGTON PARK INDUSTRIAL AREA  
**REQUEST:** RECOMMENDATION TO CITY COMMISSION FOR A RESOLUTION OF THE CITY OF HOLLYWOOD, FLORIDA, REGARDING THE WASHINGTON PARK INDUSTRIAL AREA REDEVELOPMENT PROGRAM AND ASSOCIATED URBAN DESIGN GUIDELINES (25-RESO-27)

**STAFF RECOMMENDATION:**

The Planning and Development Board forward a recommendation of approval to the City Commission.

**BOARD DECISION:**

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

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