

DATE: January 24, 2024

TO: George Keller, Jr. CPPT
City Manager

FROM: Andria Wingett *AW*
Director, Development Services

BY: Anand Balram
Planning Manager

SUBJECT: Notice of Decisions Relating to the Tuesday, January 23, 2024, **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](#).

Said request should be filed with the City Clerk's Office, with a copy To forward to the Division of Planning & Urban Design of the Development Services Department by **February 9, 2024**.

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 **December 29, 2023**, would not be consistent with the Code and could 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. Items # 1-3 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 23-V-96
APPLICANT: Catherine Spear, Revokable Trust/Jeffrey Spear. Mark Siever is the owner's Architect.
LOCATION: 4600 N Ocean Drive
REQUEST: Variance request to increase the maximum allowable curb cut from 18 feet to 23 feet.

STAFF RECOMMENDATION:

Variance: Denial

BOARD DECISION:

Continuance: Continued date and time certain for February 13, 2024.

- 2. FILE NO.:** 22-DP-77
APPLICANT: Quintana, Angel and Villa, Reynald/Joseph B. Kaller/Menachem Trietel
LOCATION: 2328 Jackson Street
REQUEST: Design and Site Plan review for a 33-unit residential rental development (2328 Jackson Street Apartments) Quintana, Angel & Villa, Reynald/Joseph B. Kaller/Menachem Trietel.

STAFF RECOMMENDATION:

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

BOARD DECISION:

Design: Approved
Site Plan: Approved

- 3. FILE NO.:** 23-DP-59
APPLICANT: City of Hollywood – Elise Iglesias & David Vasquez (DCM Staff)
LOCATION: 1645 Polk Street
REQUEST: Site improvements with a clubhouse community center and additional parking to be added to the existing site plan (Hollywood Beach Golf Course and Clubhouse/Community Center).

STAFF RECOMMENDATION:

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

Public comments were made by Terry Cantrell and Ann Ralsky who both registered to speak on the item. Both were in support of the item.

BOARD DECISION:

Design: Approved with the condition that consideration be made to revise the design to consider (1) the unification of the roof design; (2) adjustment of the scale of the tower; (3) adding fenestration; and (4) unification of the overall design.
Site Plan: Approved

- 4. FILE NO.:** 23-DPV-02
- APPLICANT:** Bromliad Estates LLC – Luis LaRosa represents the Applicant
- LOCATION:** 2022-2026 Fletcher Street
- REQUEST:** Variance, Design and Site Plan Review for a 42-unit residential development.

STAFF RECOMMENDATION:

Variance: Approval
Design: Approval, if Design is granted
Site Plan: Approval, if Variance and Design are granted with the following conditions:
1. A Unity of Title for both 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).

2. A covenant running with the land that holds the City harmless against any claims arising from accidents as a result of the use of mechanical parking lifts, 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) or Certificate of Completion (C/C).

BOARD DECISION:

Variance: Approved
Design: Approved
Site Plan: Approved with Conditions

- 5. FILE NO.:** 23-DP-49
APPLICANT: HFL Landings Owner LLC
LOCATION: 3451-3690 S. Ocean Drive
REQUEST: Design and Site Plan Review for a 500-key hotel development (Diplomat Landing).

STAFF RECOMMENDATION:

Design: Approval
Site Plan: Approval with conditions

A Public comment was made by Jorge Camejo, Executive Director of CRA, who expressed concern over the turning lane stacking requirements prescribed by FDOT which would eliminate landscaping in the right-of-way.

BOARD DECISION:

Design: Approved
Site Plan: Approved with a condition that the City, the CRA and the applicant to continue to work together towards requesting relief from the FDOT storage lane requirement pertaining to this development. The Motion was seconded by Ken Crawford. The Motion was approved unanimously.

cc: Honorable Mayor and City Commissioners
City Manager
City Attorney
Assistant City Managers
Civic Affairs Administrator