

**CITY OF HOLLYWOOD  
MEMORANDUM  
DEPARTMENT OF DEVELOPMENT SERVICES  
DIVISION OF PLANNING AND URBAN DESIGN**

**DATE:** May 13, 2025 **MEMO NO.:** P-25-04

**TO:** Planning and Development Board

**VIA:** Anand Balram, Planning Manager

**FROM:** Reginald White, Planner III

**SUBJECT:** Design, Site Plan, and a request to amend a Planned Unit Development (PUD) to permit an 8-story multifamily development of 120 affordable units, companion to a request for Flex units in the PUD-R zoning District (Hillcrest).

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**EXPLANATION:**

Harwin-Tobin 1101 LLC (the applicant) is requesting the Design Review, Site Plan Review and review of the amendment to a Planned Unit Development within the Hillcrest District to facilitate an eight-story mixed-use building. The proposed building has an approximate gross floor area of 103,396 square feet, containing 120 affordable units, a pool area, fitness center, 1500 SF of office space, community clubhouse, cyber café, playground area, and space for amazon parcel lockers.

The item was noticed via mailouts to properties within 500 feet of the subject site on April 25, 2025 for the May Planning & Development Board meeting agenda. The Applicant has since requested to defer the aforementioned request to the May 20<sup>th</sup> meeting. This deferral is to permit the Applicant to revise the proposal's design and site configuration to meet Technical Compliance.