

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

DATE: April 8, 2025 **MEMO NO:** P-25-02

TO: Planning and Development Board

VIA: Anand Balram, Planning Manager

FROM: Umar Javed, Planner II

SUBJECT: Viva Hollywood LLC – 1935-1951 Lincoln Street requests an extension of previously approved Design and Site Plan application (City file: 22-DP-60), for a 5 story 48-unit multi-family development within the ND-2 Zoning District in the Regional Activity Center (RAC) and Community Redevelopment Agency (CRA).

EXPLANATION:

On June 13, 2023, the Planning and Development Board (“Board”) granted approval of Design and Site Plan request for a 48-unit multi-family residential development (City file: 22-DP-60). Pursuant to Section 5.3(l)(6)(b) of the City’s Zoning and Land Development Regulations, entitled “Building Permit Applications,” an Applicant may request the Board considers an extension of Board approval not to exceed 24 months.

The Applicant attributes the delay of a building permit application submittal due to the change in market conditions, including increased costs related to construction and the current economic climate. The applicant has expressed their continued commitment to facilitating construction of the project, upon improvement of market conditions.

Staff recommends approval of the requested extension to provide the Applicant additional time to obtain the required building permits.

RECOMMENDATION:

Approval.

ATTACHMENTS:

ATTACHMENT A: Initial Application Package
ATTACHMENT B: Land Use and Zoning Map
ATTACHMENT C: Staff Report (22-DP-60)
ATTACHMENT D: Resolution No. 22-DP-60