

**DATE:** May 9, 2023

**TO:** George Keller, Jr. CPPT  
City Manager

**FROM:** Andria Wingett *AW*  
Deputy Director/Planning Manager

**SUBJECT:** Notice of Decisions Relating to the Tuesday, May 9<sup>th</sup>, 2023 **Planning and Development Board Meeting**

The purpose of this notice is to provide the opportunity for the Mayor and City Commission to initiate a City Commission Request for Review of a Board Decision (CRR). The process for a CRR is initiated if three members of the City Commission file a request for review in writing within seventeen (17) days of the Board's action, said statement to be filed with the City Clerk, with a copy to the appropriate department by **May 26, 2023**. Or, a CRR can be initiated if three or more members of the City Commission request a review during City Commission comments at a City Commission meeting, which is within seventeen (17) days of the Board's action. If three or more Commissioners request or file a request for review, a de novo public hearing will be set.

Please note the Code requires the City Clerk receive all CRR's within seventeen (17) days of the date a decision is reached by the Board. As such, CRR's filed after **May 26, 2023** would not be consistent with the Code and could not be considered.

This memorandum is also available on the City's webpage. 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 # 3-6 are not subject to a CRR as the items will be considered by the City Commission at an upcoming meeting:**

- 1. FILE NO.:** 22-DPV-61  
**APPLICANT:** CVQOZP 2910 Stirling Road, LLC  
**LOCATION:** 2910 Stirling Road  
**REQUEST:** Variance, Design and Site Plan for an industrial building with approximately 99,000 square feet (Stirling Logistics).

**STAFF RECOMMENDATION:**

Variance: Approval  
Design: Approval  
Site Plan: Approval with the condition, that at the time of Building Permit submittal the Applicant provide a copy of the recorded plat from Broward County.

**BOARD DECISION:**

Variance: Approved  
Design: Approved  
Site Plan: Approved with Staff's Condition

- 2. FILE NO.:** 23-DPV-05  
**APPLICANT:** BSC Parking LLC  
**LOCATION:** 309 Arizona Street  
**REQUEST:** Variance, Design and Site Plan for a 10-space parking lot to be used by Billy's Stone Crab (Billy's Stone Crab Parking Lot).

**STAFF RECOMMENDATION:**

Variance: Approval  
Site Plan: Approval with the condition a Unity of Control, in a form acceptable to the City Attorney, be submitted prior to Certificate of Completion (C/C).

**BOARD DECISION:**

Variance: Approved  
Site Plan: Approved with Staff's Condition

- 3. FILE NO.:** 22-Z-57  
**APPLICANT:** SFA Atlantis Associates LP & Oakwood Business Center Ltd. Prt.  
**LOCATION:** 2609 N 26<sup>th</sup> Avenue and adjacent parcels to the north and west, and property located at 200 & 300 Oakwood Boulevard, and adjacent parcels to the south 2800, 2900, 2906, 2908-2914, 2940, 3000, 3120, 3215, 3350, 3401, 3501-3881, 3901-3921, 4001-4101, 4150 Oakwood Boulevard, 2700 Stirling Road, and Oakwood Boulevard, generally located south of Stirling Road and east of Interstate 95.  
**REQUEST:** Rezoning from Low Intensity Industrial and Manufacturing (IM-1) to Planned Development (PD) District including parking and landscape modifications, master plan and sign variance(s). (Oakwood Plaza Rezoning)

**STAFF RECOMMENDATION:**

Rezoning: Approval  
Modifications: Approval  
Master Plan: Approval with the following conditions:

1. Prior to the rezoning becoming effective, Land Use Plan Amendment 20-L-32 shall be recertified by the Broward County Planning Council as required by Ordinance No. O-2022-04, adopted by the City Commission on April 6, 2022.
2. At the time of submittal of the first site plan application for the first phase of development on the subject property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit an updated Master Development Plan for all land within the Planned Development District. The updated Master Development Plan shall address: all requirements for Master Development Plans as enumerated in Section 4.15.F.3 of the City of Hollywood Zoning and Land Development Regulations; pedestrian and vehicular mobility; signage; and include revisions to the Design Guidelines that may result from changes to the Master Development Plan. The updates shall be processed administratively by the Director of Development Services, provided the changes comply with the requirements for “minor changes” in Section 4.15.G of the City of Hollywood Zoning and Land Development Regulations.
3. At the time submittal of the first site plan application for the first phase of development on the subject property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit documentation demonstrating each phase of development’s compliance with all requirements of Section 4.15 “PD Planned Development District” of the City of Hollywood Zoning and Land Development Regulations.
4. At the time submittal of the first site plan application for the first phase of development on the subject property, and with each site plan application submittal for subsequent phases of development, the Applicant shall submit evidence documenting the allocation of approved, proposed and remaining development entitlements on the subject property, consistent with the allocations for the Oakwood Activity Center. This shall include any existing development as well as any required allocations of affordable housing.
5. At the time of submittal of the first site plan application for the first phase of development, the Applicant shall submit legal documents to constitute evidence of the unified control of the entire area within the proposed Planned Development, which shall be reviewed and certified by the City Attorney and Director of Development Services.

Variance(s): Approval

**BOARD RECOMMENDATION TO THE CITY COMMISSION:**

Rezoning: Approved  
Modifications: Approved  
Master Plan: Approved with staff conditions and the condition that no freestanding self-storage businesses unassociated with the residents and business within in Oakwood Activity Center/PD be permitted.

Variance(s):      Approved

- 4. FILE NO.:**           23-Z-36  
**APPLICANT:**        City of Hollywood CRA  
**LOCATION:**           1845-1985 Hollywood Blvd (east of 19<sup>th</sup> Avenue, north Hollywood Boulevard, west of the Young Circle and south of Tyler Street.  
**REQUEST:**           Rezoning from Government Use (GU) to Young Circle Mixed-Use District (YC). (Soleste La Piazza).

**STAFF RECOMMENDATION:**

Rezoning:           Approval

**BOARD RECOMMENDATION TO THE CITY COMMISSION:**

Rezoning:           Approved

- 5. FILE NO.:**           22L-80  
**APPLICANT:**        First Eagle Management, LLC  
**LOCATION:**           4100 N Hills Dr. and including properties and adjacent rights-of-way for the area generally located east of 56<sup>th</sup> Avenue, north of Sheridan Street, west of the North Park Road and south of Stirling Road.  
**REQUEST:**           Amendment to the City’s Comprehensive to change the land use designation from Open Space and Recreation (OSR) to Low-Medium Residential (10) and Low Residential (5). (Emerald Hills LUPA).

**STAFF RECOMMENDATION:**

Land Use Amendment: Continue date and time certain to a Special Planning and Development Board meeting on May 23, 2023 at 6:00pm.

**BOARD DECISION:**

Land Use Amendment: Continued to the Special Meeting

- 6. FILE NO.:**           23-L-19  
**APPLICANT:**        City of Hollywood  
**LOCATION:**           1301 South Ocean Drive and including City-owned properties and adjacent rights-of-way for the area generally located east of State Road A1A, north of Bougainvillea Terrace, south of Jefferson Street and west of the Broadwalk. Excluding Harry Berry Park and the Summit Tower Hollywood. A detailed legal description and survey are on file with the City. This petition and project location is only associated with the land use change and does not reflect the buildable area.  
**REQUEST:**           Amendment to the City’s Comprehensive Plan to change land use designation from Community Facilities (COMFAC) and open space and Recreation (OSR) to Medium-High (25) Residential. (Hollywood Arts LUPA)

**STAFF RECOMMENDATION:**

Land Use Plan Amendment:   Approval with the conditions:

1. Prior to recertification of the City's Comprehensive Plan by the Broward County Planning Council, as a result of the proposed land use change, the Applicant shall record in the Public Records of Broward County, in substantial form, the attached Declaration of Restrictive Covenants providing for the preservation of certain city owned property and rights-of-way outside the P3 project site for open and recreational purposes. The declaration will also address the preservation of natural resources, open space, and beach access.
2. During the Site Plan approval process the Applicant shall identify all required transportation network improvements resulting from proposed development of the subject property improvements as identified in the LUPA's traffic study.

**BOARD RECOMMENDATION:**

Land Use Plan Amendment: Denied

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cc: Honorable Mayor and City Commissioners  
City Manager  
City Attorney  
Assistant City Managers  
Civic Affairs Administrator  
Development Officer  
Director, Department of Development Services  
Senior Assistant City Attorney