

DATE: November 15, 2023

TO: George Keller, Jr. CPPT
City Manager

FROM: Andria Wingett
Director of Development Services

SUBJECT: Notice of Decisions Relating to the Tuesday, November 14, 2023, **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 forwarded to the Division of Planning & Urban Design of the Development Services Department by **December 1, 2023**.

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 1, 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 # 1-7 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 22-DPV-72
APPLICANT: Polk Equities LLC
LOCATION: 2133-2139 Polk Street
REQUEST: Variance to reduce the required setback, Variance to reduce the landscape buffer, Design and Site Plan review for a 23-unit residential development

STAFF RECOMMENDATION:

Variance 1: Approval
Variance 2: Approval
Design: Approval, if Variance is granted
Site Plan: Approval, if Variance and Design are granted with the condition that an ADA ramp is installed along the building front façade to allow for 1:16 slope. This would allow the front of the sidewalk to be closer to matching the existing grade at the property line (+/- 10.60' NAVD88), thereby reducing the vertical change to the centerline of the swale (10.0' NAVD88) in the ROW to ensure all stormwater is retained on site.

BOARD DECISION:

Variance 1: Approved
Variance 2: Approved with the condition that a payment is made into the Tree Trust Fund
Design: Approved
Site Plan: Approved with staff's conditions

- 2. FILE NO.:** 23-DPS-03
APPLICANT: City of Hollywood
LOCATION: 401 S. Park Road
REQUEST: Special Exception, Design and Site Plan Review for a 98,899 - square foot, 3-story public facility (new Police Headquarters) and communication tower (401 S. Park Road)

STAFF RECOMMENDATION:

Special Exception: Approval
Design: Approval, if Special Exception is granted
Site Plan: Approval, if Special Exception and Design are granted

BOARD DECISION:

Special Exception: Approved
Design: Approved
Site Plan: Approved

3. FILE NO.: 20-DP-20a
APPLICANT: Evia Properties LLC
LOCATION: 2302-2306 Pierce Street
REQUEST: Extension Request of the Design and Site Plan Review for a 28-unit residential development.

STAFF RECOMMENDATION:

Extension: Approval

BOARD DECISION:

Item to be continued to the December 12, 2023, Planning and Development Board meeting, to allow the applicant to be present at the meeting.

4. FILE NO.: 17-DV-52a
APPLICANT: Gusmell LLC
LOCATION: 1840-1850 Monroe Street
REQUEST: Design for alterations to the façade and Variance to reduce the landscape area required

STAFF RECOMMENDATION:

Variance: Approval
Design: Approval

BOARD DECISION:

Variance: Approved
Design: Approved

5. FILE NO.: 23-DPV-10
APPLICANT: G&T Enterprise FL, LLC.
LOCATION: 1919 Johnson St
REQUEST: Variance to reduce the required setbacks, Variance to increase the curb cut width, Design and Site Plan review for a 10-unit residential development

STAFF RECOMMENDATION:

Variance 1: Approval
Variance 2: Approval
Design: Approval, if Variances are granted
Site Plan: Approval, if Variances and Design are granted

BOARD DECISION:

Variance 1: Approved
Variance 2: Approved
Design: Approved
Site Plan: Approved

6. FILE NO.: 22-DP-03
APPLICANT: Sun City Real Estate One LLC.
LOCATION: 1739-1743 Washington Street
REQUEST: Design and Site Plan for a 74-unit residential development (Washington Residential)

STAFF RECOMMENDATION:

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

BOARD DECISION:

Design: Approved
Site Plan: Approved

7. FILE NO.: 23-DP-60
APPLICANT: Bardi VP, LLC.
LOCATION: 2100 N. Federal Highway
REQUEST: Design and Site Plan Review for a 13-story mixed use building with 200 units and 9,977 square feet of at-grade commercial uses

STAFF RECOMMENDATION:

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

BOARD DECISION:

Design: Approved
Site Plan: Approved

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