

DATE: March 13, 2024

TO: George Keller, Jr. CPPT
City Manager

FROM: Andria Wingett
Director of Development Services

SUBJECT: Notice of Decisions Relating to the Tuesday, March 12, 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 forwarded to the Division of Planning & Urban Design of the Development Services Department by **March 29, 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 **March 29, 2024**, would not be consistent with the Code and will 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. Item # 1-4 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 23-DPV-25
APPLICANT: Ghasem Jafarmadar & Tida Saniei/Tara Jafarmadar
LOCATION: 1837-1855 Johnson Street
REQUEST: Variance, Design and Site Plan review for a 14-unit residential townhouse development (The Habitat)

STAFF RECOMMENDATION:

Variations: Approval.

Design: Approval, if the Variations are approved.

Site Plan: Approval, if Variations and Design are granted.

BOARD DECISION:

Variance 1: Approved.

Variance 2: Approved.

Design: Approved.

Site Plan: Approved.

- 2. FILE NO.:** 23-DP-23
APPLICANT: Varghese P. Ponmattam as Trustee of the Ponmattam Family Real Estate Trust.
LOCATION: 2215 Fillmore Street
REQUEST: Design and Site Plan Review for a 27-unit residential development

STAFF RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted.

BOARD DECISION:

Design: Approved.

Site Plan: Approved.

- 3. FILE NO.:** 23-DP-20
APPLICANT: 1920 Pierce LLC/Alexis Bogomolni
LOCATION: 1914-1920 Pierce Street
REQUEST: Design and Site Plan review for a 29-unit residential development (Downtown Hollywood)

STAFF RECOMMENDATION:

Design: Approval.

Site Plan: Approval, if Design is granted with the conditions that 1. The entire garage be screened with architectural features. 2. Payment for Parking in Lieu is made at time of permitting. 3. Parking lifts shall be located entirely under the building and screening shall not encroach into the required setback. 4. Prior to the issuance of permits, 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 and recorded in the Public Records of Broward County by the City prior to the issuance of a certificate of occupancy or certificate of completion.

BOARD DECISION:

Design: Approved.

Site Plan: Approved with Staff's conditions.

- 4. FILE NO.:** 23-DPV-13
APPLICANT: Downtown Hollywood Community Redevelopment Agency
LOCATION: 810 South Dixie Highway and 2110-2114 Adams Street
REQUEST: Variance, Design and Site Plan Review for a mixed-use development consisting of 90 residential units and 4,820 square feet of commercial space

STAFF RECOMMENDATION:

Variance: Approval.

Design: Approval, if the Variance is approved.

Site Plan: Approval, if Variance and Design are granted with the condition that a Unity of Title in a form acceptable to the City Attorney or a copy of the plat shall be submitted prior to the issuance of a building permit and recorded in the Public Records of Broward County, 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.

5. FILE NO.: 24-T-04
APPLICANT: City of Hollywood
LOCATION: City-Wide
REQUEST: Text Amendment to Articles 2 and 4 of the Zoning and Land Development Regulations to provide a definition and establish performance standards for K-12 Schools

STAFF RECOMMENDATION:

Text Amendment: To forward a recommendation for approval to the City Commission

BOARD DECISION:

Text Amendment: To forward a recommendation for approval to the City Commission, and that staff consider the applicability of the ordinance to Day Cares and Religious Schools

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