

DATE: April 9, 2025

TO: George Keller, Jr. CPPT
City Manager

VIA: Andria Wingett
Director of Development Services

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FROM: Anand Balram
Planning Manager

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SUBJECT: Notice of Decisions Relating to the Tuesday, April 8, 2025, **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](#).

The 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 **April 25, 2025**.

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 **April 25, 2025**, 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 # 1-3 below may be considered Quasi-Judicial and may be subject to the CRR Regulation.

- 1. FILE NO.:** 22-DP-60
APPLICANT: Viva Hollywood LLC.
LOCATION: 1935-1951 Lincoln Street & Folio Nos. 5142-15-01-2720 and 5142-15-01-2750
REQUEST: Extension request for a previously approved site plan and design 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).

STAFF RECOMMENDATION:

Extension: Approval

BOARD DECISION:

Extension: Approved

- 2. FILE NO.:** 19-DP-72
APPLICANT: 2125 Lincoln LLC.
LOCATION: 2135 Lincoln Street
REQUEST: Design and Site Plan for a 16-unit residential development in the DH-3 zoning district within the Regional Activity Center (RAC) and the Community Redevelopment Agency (CRA).

STAFF RECOMMENDATION:

Design: Approval

Site Plan: Approval with the following conditions:

1. 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 prior to the issuance of a Building Permit and recorded in the Public Records of Broward County, by the City of Hollywood, prior to the issuance of a Certificate of Occupancy (C/O) or Certificate of Completion (C/C).
2. Prior to applying for building permits, the Applicant shall submit a complete set of revised plans (Architecture, Civil and Landscape) to the satisfaction of the Division of Planning and Urban Design, reflecting the parking configuration of 30 parking spaces.

BOARD DECISION:

Design: Approved

Site Plan: Approved, with Staff's conditions

- 3. FILE NO.:** 24-DP-38
APPLICANT: South Broward Hospital District
LOCATION: 3501 Johnson Street - Folio No. 5142-07-02-1000
REQUEST: Design and Site Plan Request for an 8-story tower expansion with associated pick up/drop off facilities within the Hospital Zoning District.

STAFF RECOMMENDATION:

To continue this item to the Special Planning and Development Board Meeting date and time certain on May 20th.

BOARD DECISION:

To continue this item to the Special Planning and Development Board Meeting date and time certain on May 20, 2025, at 6pm.

- 4. FILE NO.:** 24-T-70
APPLICANT: City of Hollywood
LOCATION: City-wide
REQUEST: Amendment to Article 3 of the Zoning and Land Development Regulations, Section 3.22 Titled "Standards for The Painting and Color of Exterior Surfaces of Buildings and Structures" to Amend the Regulations for Art in Public Places.

STAFF RECOMMENDATION:

That the Planning and Development Board forward a recommendation of approval to the City Commission.

BOARD DECISION:

To forward a recommendation of approval to the City Commission with the following condition:

1. Prior to first reading staff consider changing threshold for Average Median Income (AMI) from 60% to 80%.

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