

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

**DATE:** June 13, 2019 **FILE NO:** P-19-02

**TO:** Planning and Development Board

**VIA:** Leslie A. Del Monte, Planning Manager

**FROM:** Julian Gdaniec, Assistant Planner

**SUBJECT:** Aylee Hallak requests an extension of previously approved Variance, Design, and Site Plan for an approximate 13,000 sq. ft. mixed-use building located at 320 – 324 Minnesota Street (The Blue Building).

**EXPLANATION:**

On June 8th, 2017, the Planning and Development Board (“Board”) granted approval of three Variances, Design, and Site Plan for a proposed 13,000 sq. ft. mixed-use building located at 320 – 324 Minnesota Street. 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 to consider an extension of a previous Board approval not to exceed 24 months.

The Applicant purports the delay in the submittal of a Building Permit application is due to difficulties in acquiring financing which have impacted the Applicant’s ability to move forward with construction. The Applicant has also stated that there is a desire to bring on a new design professional to see the project forward by completing the requisite construction documents necessary to submit for permit and is still in the process of deciding on appropriate personnel. Staff recommends approval of the requested extension.

There have been no modifications to the plans and no changes in the City’s Zoning Code that render this project nonconforming.

**RECOMMENDATION:**

Approval.

**ATTACHMENTS:**

ATTACHMENT A: Application Package  
ATTACHMENT B: Previous Staff Memo, Staff Report, and Approved Plans