

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

DATE: October 10, 2019

MEMO NO: P-19-14

TO: Planning and Development Board

VIA: Leslie A. Del Monte, Planning Manager

FROM: Deandrea Moise, Planning Administrator

SUBJECT: 115 Holdings LLC, requests an extension of previously approved Design and Site Plan for an approximate 28,500 sq. ft. mixed use development generally located at 113 S 21 avenue, east of S 21 Avenue between Hollywood boulevard and Harrison Street (Atrium)

EXPLANATION:

On July 13, 2017, the Planning and Development Board ("Board") granted approval of Design and Site Plan for an approximate 28,500 sq. ft. mixed use development. 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 Board approval not to exceed 24 months.

The Applicant purports the delay in submittal of a Building Permit application is due to differences with the previous partners. The process in becoming the sole owner impacted the Applicant's ability to move forward with construction. Staff recommends approval of the requested Extension of a previously approved Design and Site Plan in order to provide additional time for the Applicant to obtain the required Building Permits. Staff has attached the previous Staff Report for historical accuracy and informational purposes. 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 I: General Application and Request for Extension

ATTACHMENT II: July 13, 2017, Planning and Development Board Staff Report