

RESOLUTION NO. _____

(24-CRR-34)

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA, CONSIDERING A REQUEST TO REVIEW THE PLANNING AND DEVELOPMENT BOARD'S ACTION ON A DESIGN AND SITE PLAN FOR A FOUR-STORY, 22-UNIT RESIDENTIAL DEVELOPMENT LOCATED AT 2101-2111 NORTH 16TH AVENUE.

WHEREAS, Gil Ovidia, (the "Applicant"), has applied for Site Plan and Design Review to establish a 22-unit, 28,998 square feet of gross floor area, residential development consisting of 13 one-bedroom units and 9 two-bedroom units, with a height of 45 feet, as more particularly described in the attached Exhibit "A" (the "Project"); and

WHEREAS, the combined site is located in the City's Federal Highway Low-Medium Intensity Multi-Family District (FH-1), and contains an underlying Regional Activity Center land use; and

WHEREAS, on August 18, 2025, the City's Land Development Code was modified to exempt developments under 30,000 square feet or under 30 units from Planning and Development Board review; and

WHEREAS, although the Project met both thresholds to be approved administratively, since it was submitted prior to the Code change, it was still brought before the City's Planning and Development Board for consideration; and

WHEREAS, the Planning Manager and Associate Planner ("Staff"), following an analysis of applicable zoning and land development regulations, the application, and its associated documents, determined that the proposed request met all criteria set forth in Article 5 of the Zoning and Land Development Regulations and, as such, recommended approval of the request to the Planning and Development Board; and

WHEREAS, the Technical Advisory Committee, following an analysis of the application and its associated documents, have determined that the proposed request for Site Plan approval does meet the review standards set forth in Article 6 of the Zoning and Land Development Regulations and therefore recommended approval without any conditions; and

WHEREAS, prior to the Planning and Development Board meeting, the City requested a corner chord dedication along North 16th Avenue and Shenandoah Street and along Shenandoah Street and the eastern alley; and

WHEREAS, initially during the Technical Advisory Committee review process, the City requested such dedications and the Applicant provided them on the subsequent Site Plan resubmission; and.

WHEREAS, the applicant subsequently formally amended the original request in January 2026 to include two variances; and

WHEREAS, on February 10, 2026, the Planning and Development Board (“Board”) at a duly noticed meeting, reviewed the application, Staff’s Summary Report, public comment heard at the public hearing, and applied the pertinent criteria for reviewing the Site Plan, Design and variance requests; and

WHEREAS, despite Staff’s findings of consistency with the City’s Zoning and Land Development Regulations and recommendation of approval, the Planning and Development Board denied all three requests; and

WHEREAS, on February 24, 2026, four members of Hollywood City Commission requested a Review of the Planning and Development Board Decision to deny the requests in accordance with Section 5.6 of the City’s Zoning and Land Development Regulations; and

WHEREAS, on March 4, 2026, the City found that the requested variances were no longer required due to a portion of the dedication becoming an easement; and

WHEREAS, in accordance with Section 5.6 of the City’s Zoning and Land Development Regulations, a de novo hearing for a Commission Request for Review was set to hear the application for Site Plan and Design approval no later than within the next four City Commission meetings from February 24, 2026; and

WHEREAS, the City Commission held a duly noticed de novo public quasi-judicial hearing on April 15, 2026, to consider the appeal, and following review of the Staff’s report, the Applicant’s application, and arguments from Interveners, all of which submitted written and oral testimony during the public hearing, the City Commission, based upon the competent substantial evidence presented at the hearing, have determined that the request for Design and Site Plan should be approved, with the following conditions:

1. Prior to the issuance of a Building Permit, the Applicant will satisfy all public art requirements, in accordance with Section 3.22 (J) of the Zoning and Land Development Regulations; and

WHEREAS, the City Commission has found that the Applicant’s design meets the following requirements of Section 5.3.I.4.a. (1) through (4):

- (1) The Architectural and Design components. Architecture refers to the architectural elements of exterior building surfaces. Architectural details should be commensurate with the building mass. Design of the

building(s) shall consider aesthetics and functionality, including the relationship of the pedestrian with the built environment. The Design should consider architectural elements that are characteristic of the surrounding neighborhood.

- (2) Compatibility. The harmonious relationship between existing architectural language and composition and proposed construction, including how each building along the street relates to the whole and the pattern created with adjacent structures and the surrounding neighborhood, and with the established and adopted vision for the area.
- (3) Scale/Massing. Buildings shall be proportionate in scale, with a height which is consistent with the surrounding structures, and with the established and adopted vision of the area. Building geometries shall reflect a simple composition of basic architectural details in relation to its length, width, height, lot coverage, and setting of the structure in context with adjacent buildings.
- (4) Landscaping. Landscaped areas should contain a variety of native and other compatible plant types and forms, and be carefully integrated with existing buildings and paved areas. Existing mature trees and other significant plants on the site should be preserved; and

WHEREAS, the City Commission has found that the Applicant's Site Plan meets the standards set forth in Article 6 of the Zoning and Land Development Regulations.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLYWOOD, FLORIDA:

Section 1: That the foregoing "WHEREAS" clauses are ratified and confirmed as being true and correct and are incorporated in this Resolution.

Section 2: That following a review of the Staff Summary Report, the Applicant's application and supporting documents and materials, all submitted written and oral testimony received during the public hearing from all parties and speakers, and the consideration of the Design and Site Plan criteria set forth herein, the City Commission finds that the criteria have been met, and hereby approves the application, with the following condition:

1. Prior to the issuance of a Building Permit, the Applicant will satisfy all public art requirements, in accordance with Section 3.22 (J) of the Zoning and Land Development Regulations; and

Section 3: That the City Clerk shall record this Resolution in the public records of Broward County, Florida.

Section 4: That this resolution shall be in full force and effect immediately upon its passage and adoption.

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PASSED AND ADOPTED this _____ day of _____, 2026.

JOSH LEVY, MAYOR

ATTEST:

PATRICIA A. CERNY, MMC
CITY CLERK

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

DAMARIS HENLON
CITY ATTORNEY

EXHIBIT "A"
LEGAL DESCRIPTION

LAND DESCRIPTION :

LOTS 7 AND 8, BLOCK 2, "HOLLYWOOD HOMESITES REVISED PLAT OF FIRST UNIT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.

AND

LOTS 9 AND 10, BLOCK 2, "HOLLYWOOD HOMESITES REVISED PLAT OF FIRST UNIT", ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 9, OF THE PUBLIC RECORDS OF BROWARD COUNTY, FLORIDA.